

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: East Shoreline / 3

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 727

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$135,000	\$131,400	\$266,400	\$300,500	88.7%	13.22%
2007 Value	\$149,500	\$145,800	\$295,300	\$300,500	98.3%	12.89%
Change	+\$14,500	+\$14,400	+\$28,900		+9.6%	-0.33%
% Change	+10.7%	+11.0%	+10.8%		+10.8%	-2.50%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.33% and -2.5% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$137,000	\$130,100	\$267,100
2007 Value	\$151,500	\$146,400	\$297,900
Percent Change	+10.6%	+12.5%	+11.5%

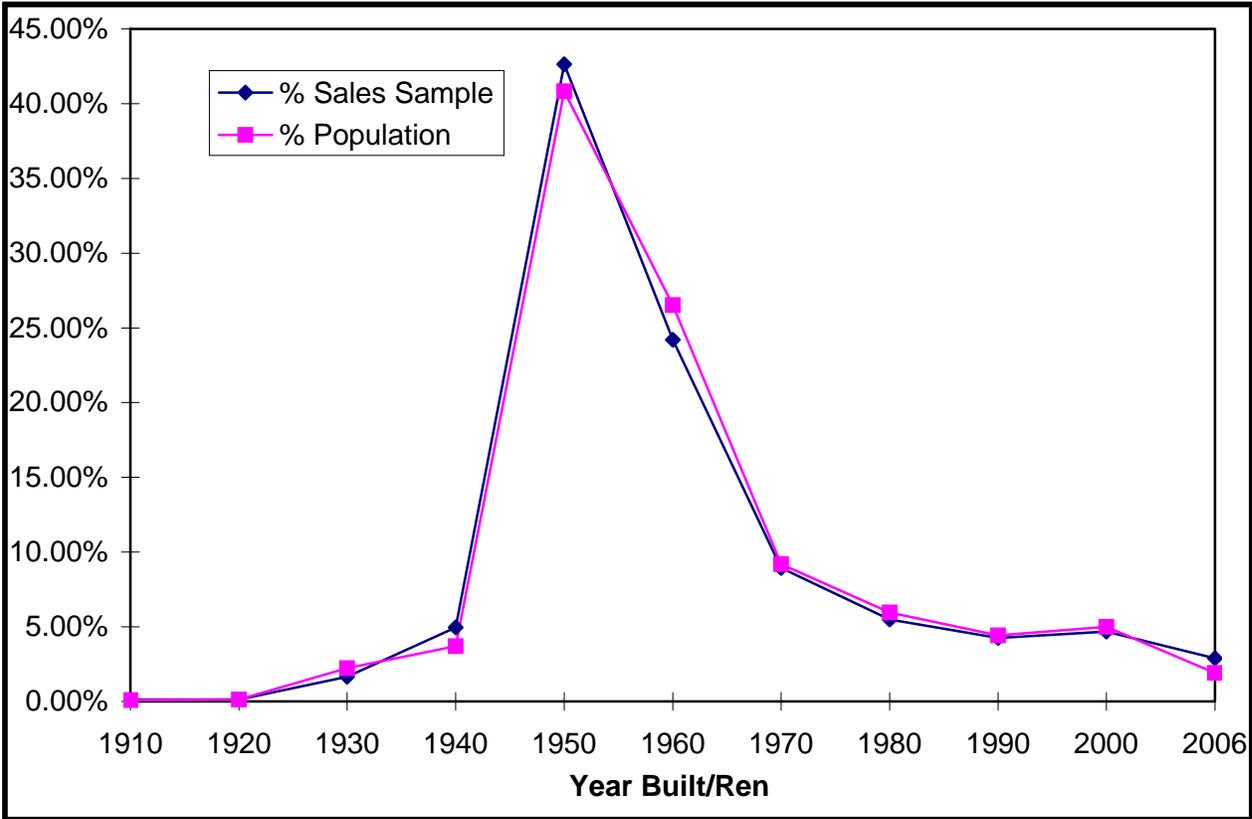
Number of one to three unit residences in the Population: 5084

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables and a Subarea based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Subarea 5 and those in Good or Very Good Condition have assessment ratios higher than other parcels in the area and the formula adjusted them upward less than others. Parcels with ramblers that have a basement or homes with less than 1000 SF of AGLA have assessment ratios lower than other parcels in the area and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.14%
1920	1	0.14%
1930	12	1.65%
1940	36	4.95%
1950	310	42.64%
1960	176	24.21%
1970	65	8.94%
1980	40	5.50%
1990	31	4.26%
2000	34	4.68%
2006	21	2.89%
	727	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	7	0.14%
1930	114	2.24%
1940	188	3.70%
1950	2076	40.83%
1960	1348	26.51%
1970	468	9.21%
1980	303	5.96%
1990	225	4.43%
2000	254	5.00%
2006	97	1.91%
	5084	

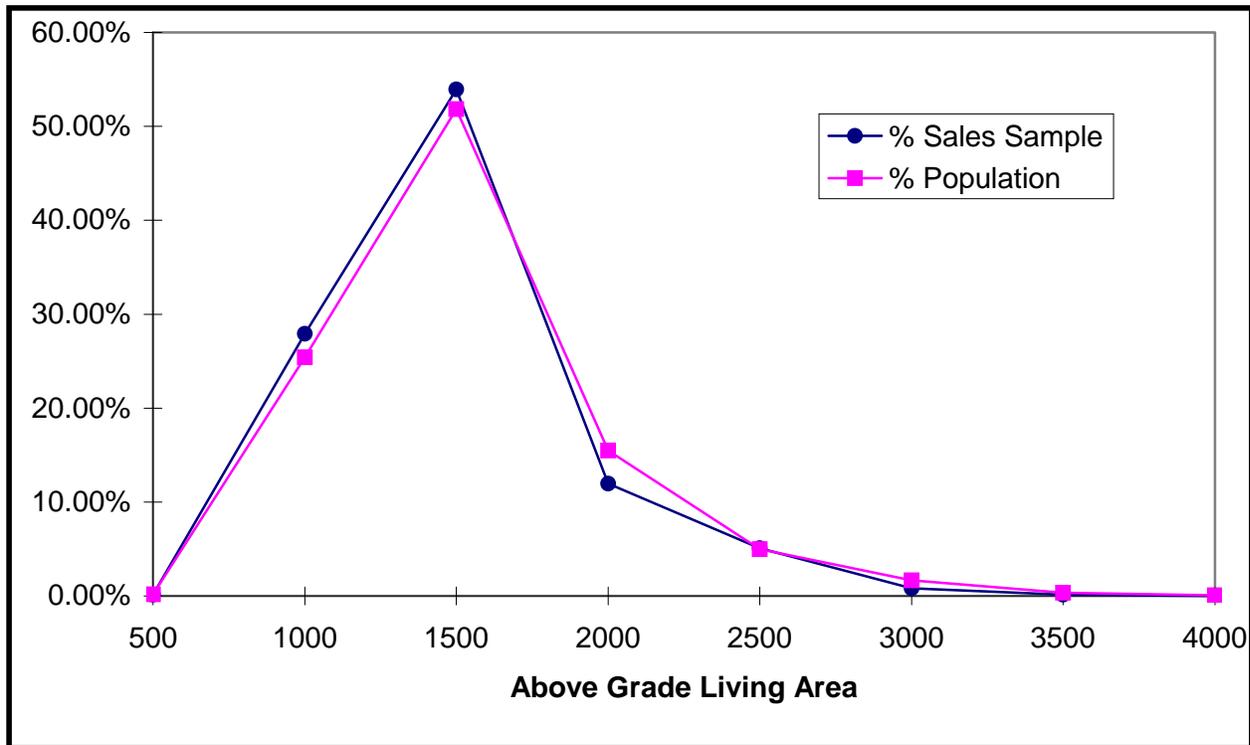


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/ Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.14%
1000	203	27.92%
1500	392	53.92%
2000	87	11.97%
2500	37	5.09%
3000	6	0.83%
3500	1	0.14%
4000	0	0.00%
	727	

Population		
AGLA	Frequency	% Population
500	8	0.16%
1000	1291	25.39%
1500	2636	51.85%
2000	788	15.50%
2500	254	5.00%
3000	85	1.67%
3500	18	0.35%
4000	4	0.08%
	5084	

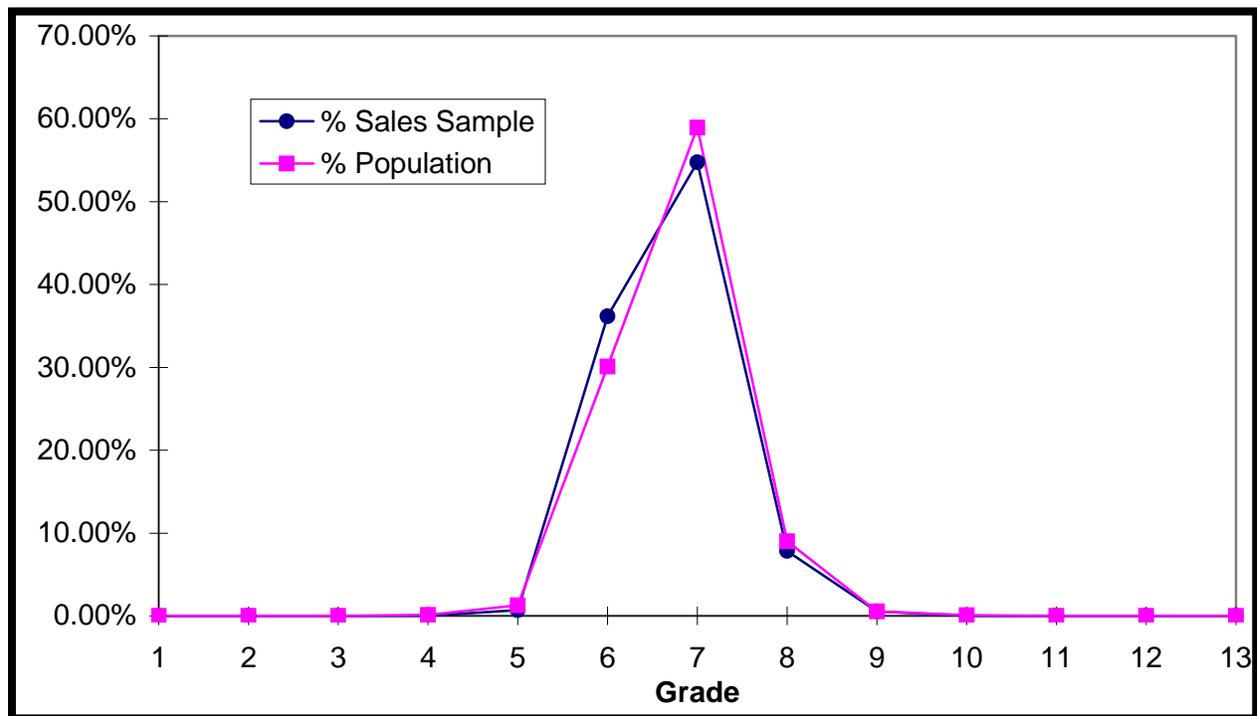


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

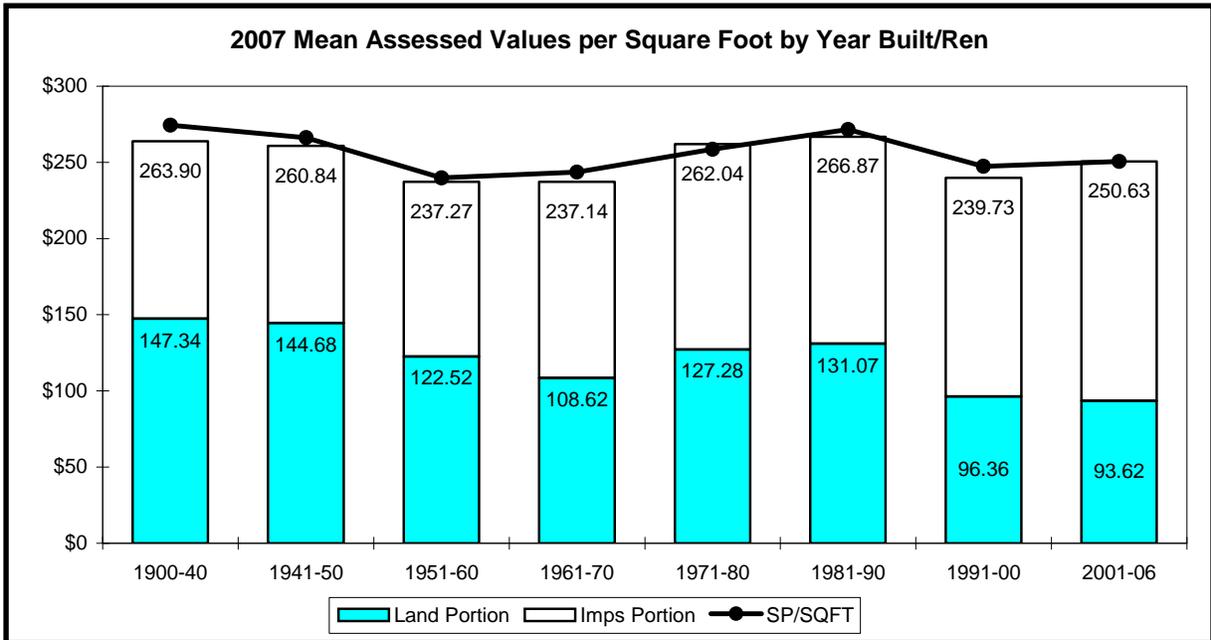
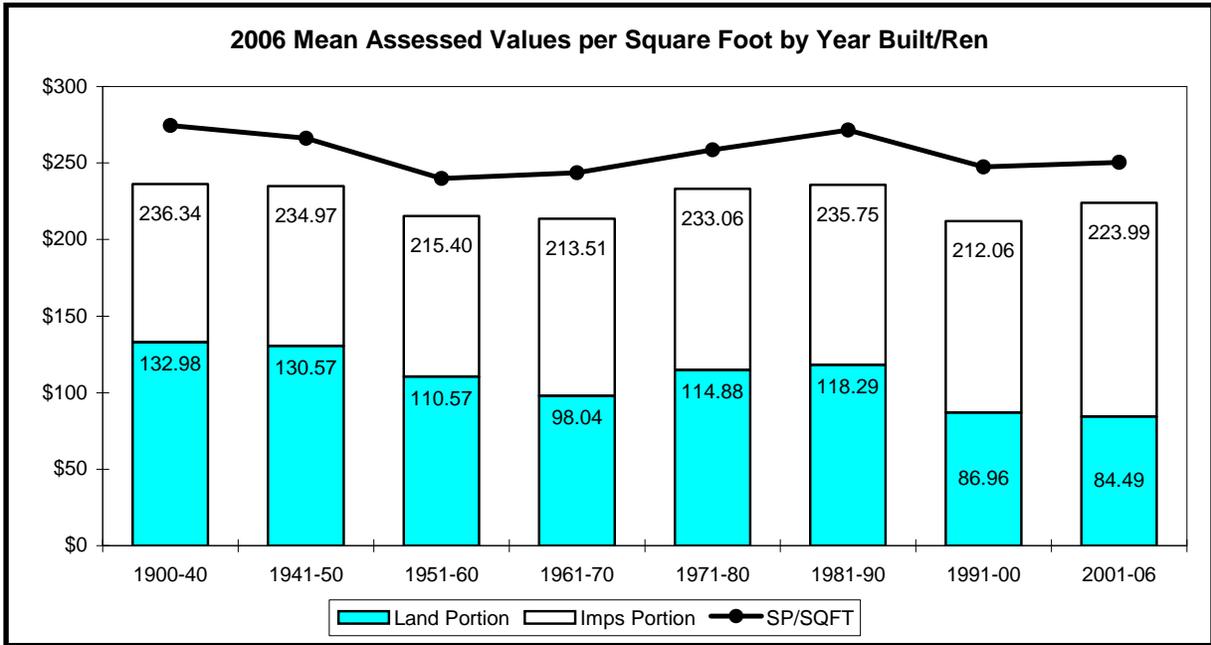
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.69%
6	263	36.18%
7	398	54.75%
8	57	7.84%
9	4	0.55%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	727	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.10%
5	64	1.26%
6	1530	30.09%
7	2996	58.93%
8	458	9.01%
9	28	0.55%
10	3	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5084	



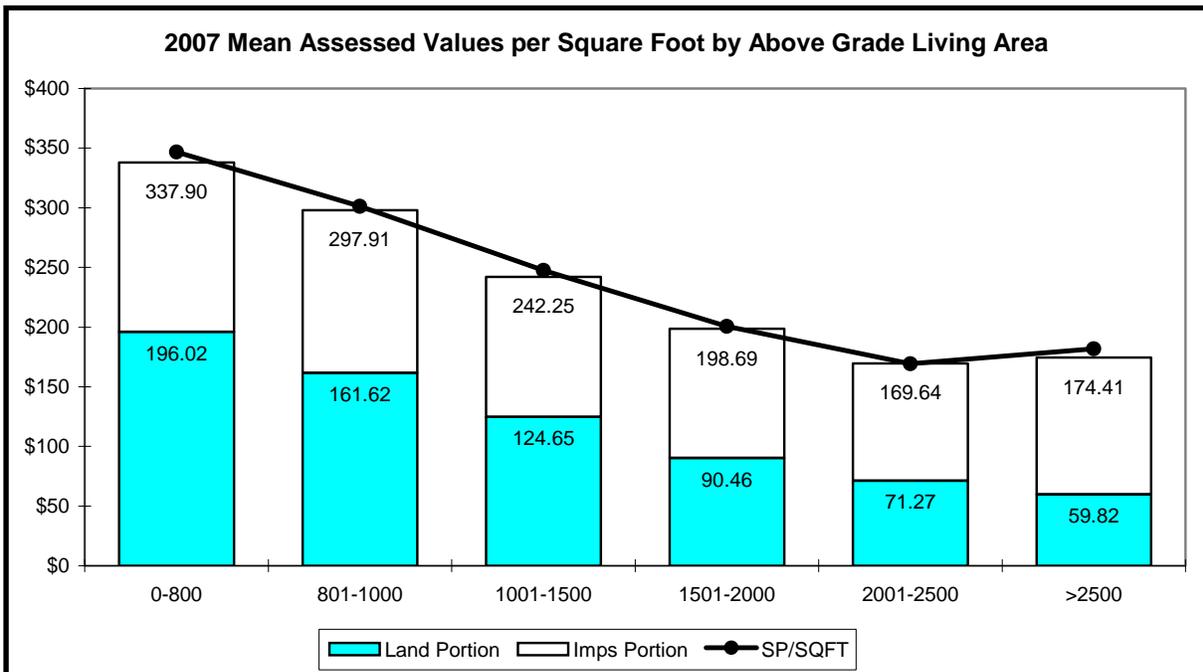
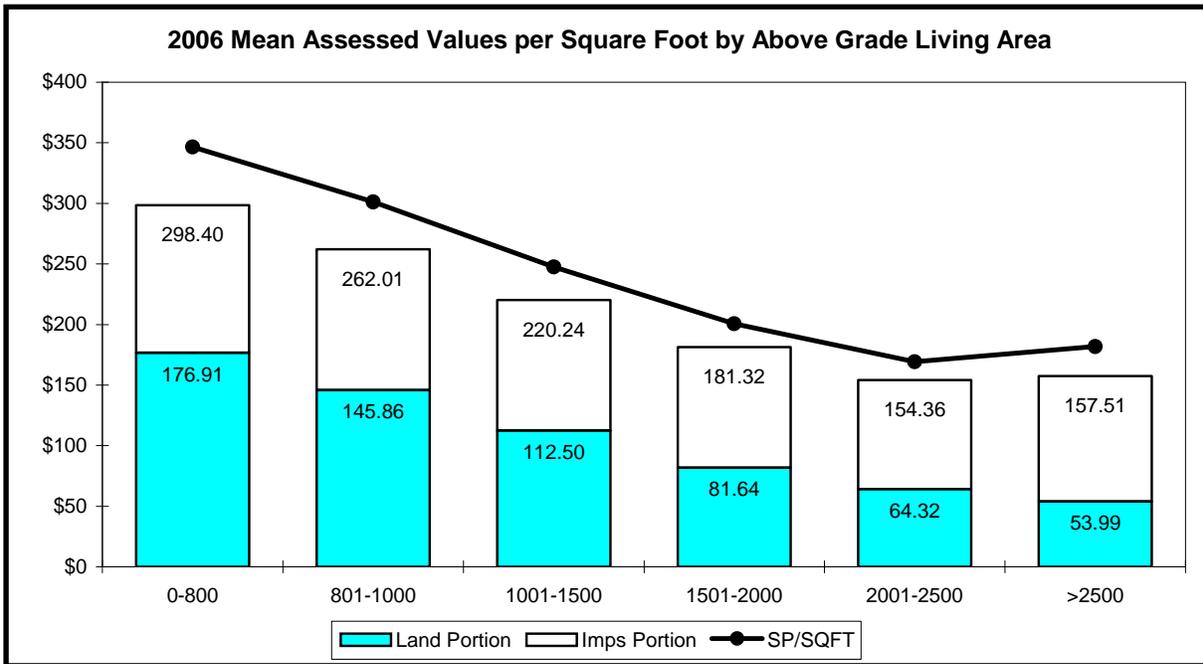
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



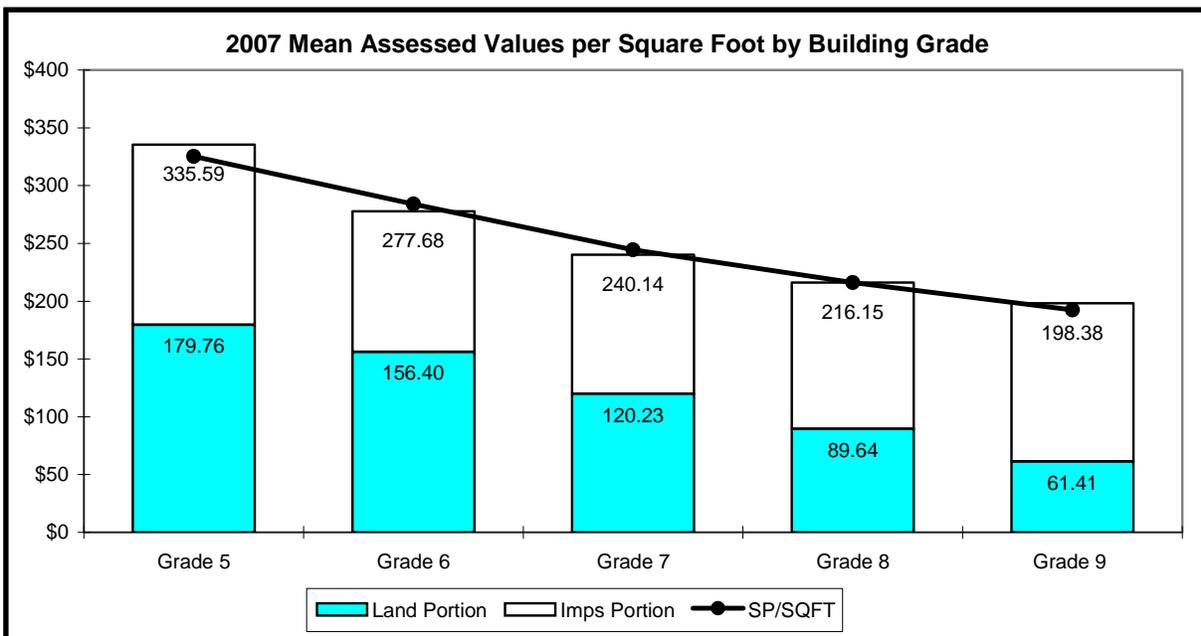
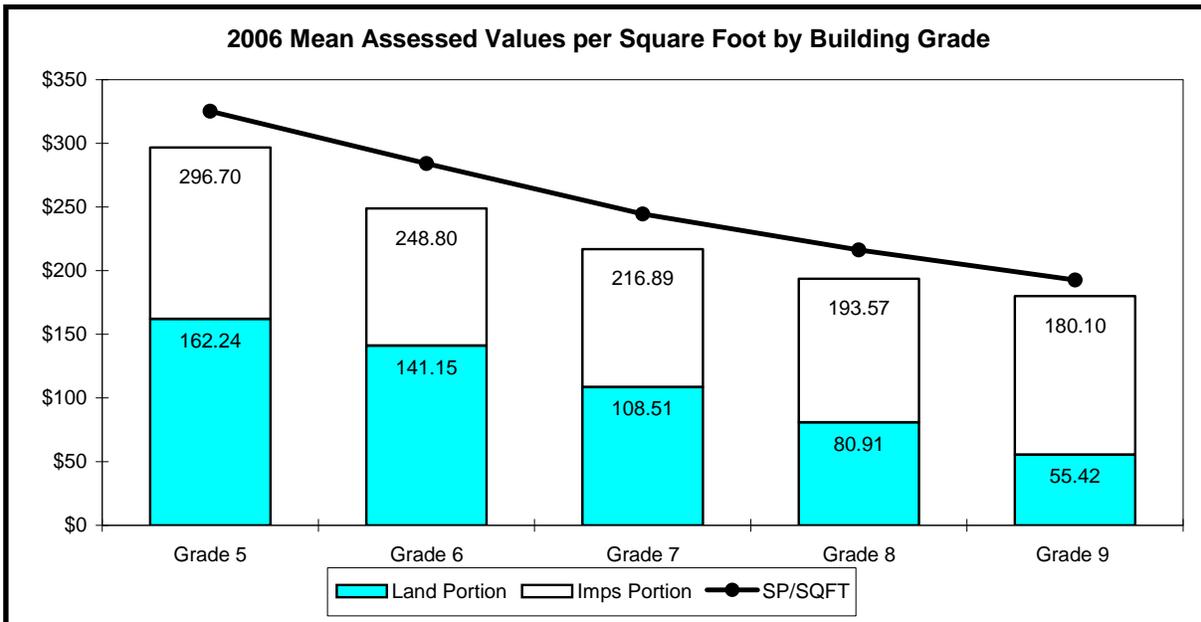
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area

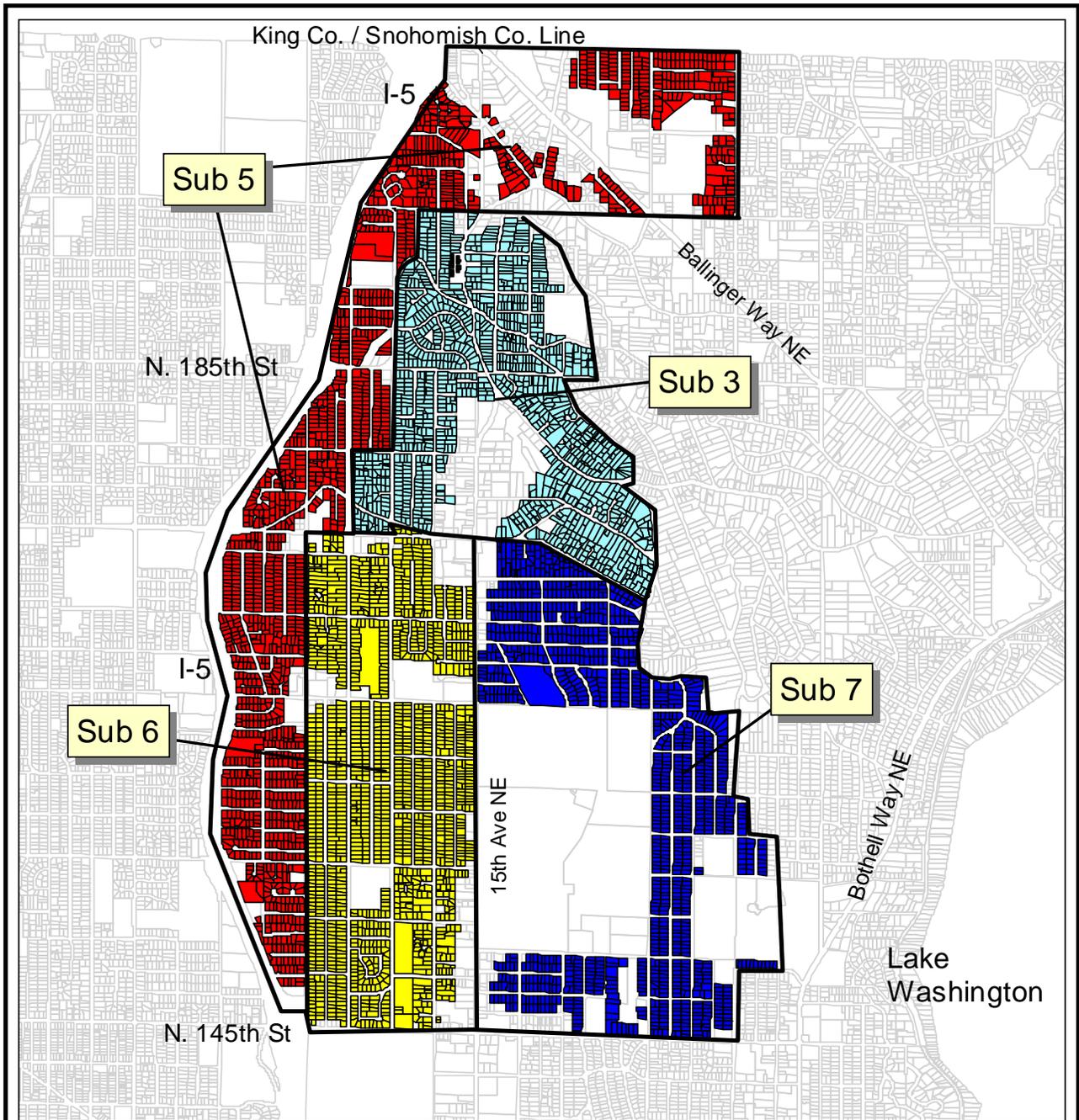


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



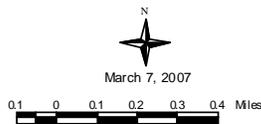
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 3 Map by Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: DP - Project not yet saved



Department of Assessments



Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 10.6% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.108, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 727 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Subarea 5 and those in Good or Very Good Condition have assessment ratios higher than other parcels in the area and the formula adjusted them upward less than others. Parcels with ramblers that have a basement or homes with less than 1000 SF of AGLA have assessment ratios lower than other parcels in the area and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2007 Total Value = 2006 Total Value / 0.8927757 + 0.02958012 (If located in Sub Area 5) + 0.03052204 (if in Good Condition) + 0.05282231 (if in Very Good Condition) – 0.02971153 (if AGLA is less than 1,000 sf) – 0.02339176 (if Rambler with Basement)

The resulting total value is rounded down to the next \$1,000, *then*:

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value. ((Previous Total Value * 1.108) – 2007 Land Value = 2007 Improvements Value).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value * 1.108) – 2007 Land Value = 2007 Improvements Value).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

2007 Total Value = 2007 Land Value + Previous Improvement Value * 1.108, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 3 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

	12.01%
Subarea 5	Yes
% Adjustment	-3.59%
Good Condition	Yes
% Adjustment	-3.70%
Very Good Condition	Yes
% Adjustment	-6.26%
AGLA < 1000 SF	Yes
% Adjustment	3.86%
Rambler with Basement	Yes
% Adjustment	3.01%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with less than 1,000 SF of AGLA would approximately receive a 15.87% upward adjustment (12.01% + 3.86%). 1252 parcels of the improved population would receive this adjustment. There were 197 sales.

A parcel with a Rambler with Basement would approximately receive a 15.02% upward adjustment (12.01% + 3.01%). 1693 parcels of the improved population would receive this adjustment. There were 225 sales.

Some parcels would receive multiple upward variable adjustments. They are:

A Rambler with Basement and has less than 1,000 SF of AGLA (absent any negative adjustments listed) would approximately receive an 18.88% upward adjustment (12.01% + 3.86% + 3.01%). 214 parcels of the improved population would receive this adjustment. There were 30 sales. See Area 3 "Ratio Confidence Intervals" section of the report.

24.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	5	0.912	1.031	13.1%	0.890	1.173
6	263	0.878	0.977	11.2%	0.961	0.992
7	398	0.890	0.983	10.5%	0.971	0.996
8	57	0.890	0.992	11.5%	0.954	1.030
9	4	0.936	1.030	10.1%	0.942	1.119
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	50	0.866	0.960	10.9%	0.922	0.998
1941-1950	310	0.886	0.979	10.6%	0.965	0.993
1951-1960	176	0.897	0.987	10.0%	0.968	1.005
1961-1970	65	0.882	0.979	11.0%	0.946	1.012
1971-1980	40	0.905	1.015	12.2%	0.975	1.055
1981-1990	31	0.885	0.996	12.6%	0.946	1.047
1991-2000	34	0.858	0.965	12.4%	0.917	1.014
>2000	21	0.900	1.004	11.5%	0.940	1.068
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	4	0.910	1.024	12.6%	0.922	1.126
Average	420	0.870	0.981	12.7%	0.968	0.994
Good	248	0.907	0.985	8.6%	0.970	1.001
Very Good	55	0.924	0.985	6.6%	0.956	1.014
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	598	0.882	0.981	11.2%	0.970	0.991
1.5	81	0.899	0.977	8.7%	0.948	1.006
>=2	48	0.916	1.011	10.4%	0.973	1.050
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	72	0.859	0.972	13.2%	0.941	1.003
801-1000	132	0.870	0.989	13.7%	0.969	1.010
1001-1500	392	0.890	0.979	10.0%	0.966	0.991
1501-2000	87	0.905	0.991	9.6%	0.960	1.023
2001-2500	37	0.914	1.005	9.9%	0.959	1.051
>2500	7	0.863	0.955	10.7%	0.848	1.063

Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

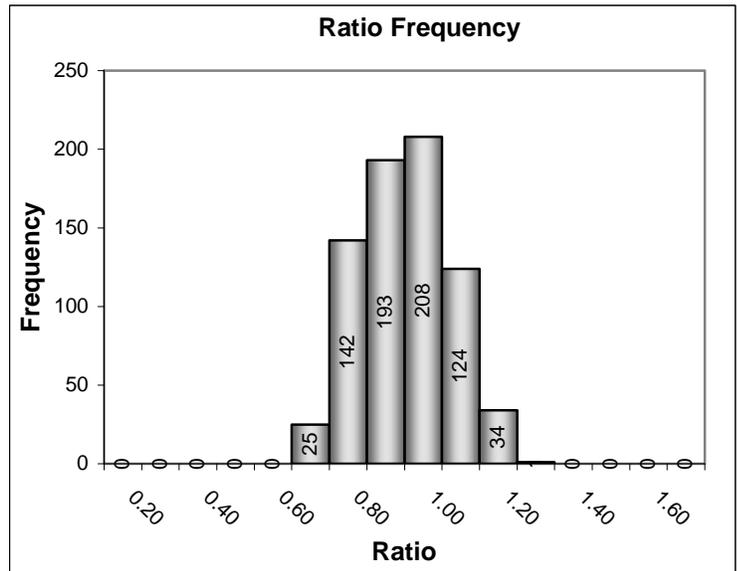
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	727	0.887	0.983	10.8%	0.973	0.992
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	727	0.887	0.983	10.8%	0.973	0.992
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	158	0.876	0.985	12.4%	0.964	1.005
5	218	0.908	0.984	8.4%	0.968	1.000
6	199	0.870	0.976	12.1%	0.957	0.994
7	152	0.889	0.988	11.1%	0.967	1.009
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-8000	273	0.882	0.978	10.9%	0.964	0.993
8001-12000	403	0.890	0.987	10.8%	0.974	0.999
12001-16000	36	0.894	0.988	10.5%	0.943	1.032
>16000	15	0.856	0.949	10.8%	0.848	1.050
Rambler W/Basement	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	225	0.869	0.981	12.9%	0.963	0.998
No	502	0.895	0.984	9.9%	0.973	0.995
ALGA<1000 SF	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	197	0.867	0.984	13.6%	0.967	1.002
No	530	0.893	0.982	10.0%	0.971	0.993
ALGA<1000 SF W / Rambler W/Basement	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	30	0.829	0.985	18.9%	0.932	1.039
No	697	0.889	0.982	10.5%	0.973	0.992

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW/ Team 1	Lien Date: 01/01/2006	Date of Report: 3/6/2007	Sales Dates: 1/2004 - 12/2006
Area 3 - East Shoreline	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	727
<i>Mean Assessed Value</i>	266,400
<i>Mean Sales Price</i>	300,500
<i>Standard Deviation AV</i>	43,591
<i>Standard Deviation SP</i>	61,348
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.901
<i>Median Ratio</i>	0.902
<i>Weighted Mean Ratio</i>	0.887
UNIFORMITY	
<i>Lowest ratio</i>	0.638
<i>Highest ratio:</i>	1.206
<i>Coefficient of Dispersion</i>	10.90%
<i>Standard Deviation</i>	0.119
<i>Coefficient of Variation</i>	13.22%
<i>Price Related Differential (PRD)</i>	1.016
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.892
<i>Upper limit</i>	0.914
95% Confidence: Mean	
<i>Lower limit</i>	0.892
<i>Upper limit</i>	0.909
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5084
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.119
Recommended minimum:	23
<i>Actual sample size:</i>	727
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	361
<i># ratios above mean:</i>	366
<i>z:</i>	0.185
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

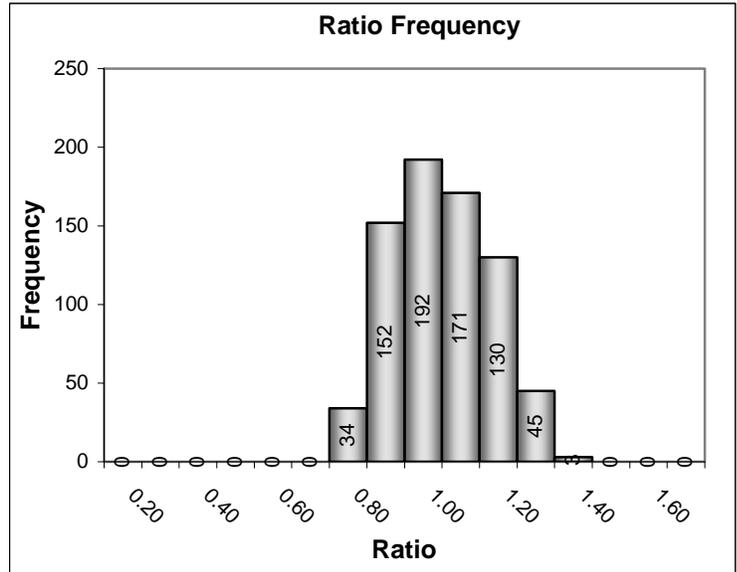
1 to 3 Unit Residences throughout area 3

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW/ Team 1	Lien Date: 01/01/2007	Date of Report: 3/6/2007	Sales Dates: 1/2004 - 12/2006
Area 3 - East Shoreline	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	727
<i>Mean Assessed Value</i>	295,300
<i>Mean Sales Price</i>	300,500
<i>Standard Deviation AV</i>	47,587
<i>Standard Deviation SP</i>	61,348
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.998
<i>Median Ratio</i>	0.992
<i>Weighted Mean Ratio</i>	0.983
UNIFORMITY	
<i>Lowest ratio</i>	0.734
<i>Highest ratio:</i>	1.347
<i>Coefficient of Dispersion</i>	10.85%
<i>Standard Deviation</i>	0.129
<i>Coefficient of Variation</i>	12.89%
<i>Price Related Differential (PRD)</i>	1.016
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.978
<i>Upper limit</i>	1.009
95% Confidence: Mean	
<i>Lower limit</i>	0.989
<i>Upper limit</i>	1.008
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5084
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.129
Recommended minimum:	26
<i>Actual sample size:</i>	727
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	375
<i># ratios above mean:</i>	352
<i>z:</i>	0.853
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 3

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092710	0475	8/29/05	\$235,000	680	0	5	1942	4	6144	N	N	809 NE 180TH ST
003	397170	1480	5/20/05	\$270,000	620	620	6	2000	3	9724	N	N	19244 12TH AVE NE
003	397290	0308	6/5/06	\$267,000	720	0	6	1931	3	8204	N	N	1644 NE PERKINS WAY
003	255530	0092	8/29/06	\$305,000	720	0	6	1949	3	8186	N	N	18548 10TH AVE NE
003	397290	0308	1/5/04	\$189,000	720	0	6	1931	3	8204	N	N	1644 NE PERKINS WAY
003	616390	0270	5/9/05	\$230,000	730	0	6	1950	5	6000	N	N	18310 10TH AVE NE
003	397170	2154	2/22/05	\$196,250	760	0	6	1946	4	6804	N	N	19002 15TH AVE NE
003	092710	0472	7/17/06	\$307,000	770	0	6	1942	3	8823	N	N	17904 8TH AVE NE
003	402410	1430	5/2/05	\$257,000	770	0	6	1950	4	6000	N	N	18203 25TH AVE NE
003	255530	0091	8/1/05	\$259,500	770	0	6	1951	4	7585	N	N	1005 NE 188TH ST
003	397170	1687	10/25/04	\$196,000	770	0	6	1938	4	7200	N	N	1612 NE 192ND ST
003	397290	0165	3/16/05	\$284,500	800	700	6	1941	4	6200	N	N	18902 18TH AVE NE
003	616390	0360	11/25/05	\$256,000	830	0	6	1947	4	14232	N	N	18121 12TH AVE NE
003	255590	0320	10/7/05	\$230,000	830	270	6	1959	3	6440	N	N	1237 NE PERKINS WAY
003	397230	0195	8/30/04	\$199,000	830	0	6	1949	3	6424	N	N	1007 NE PERKINS WAY
003	397170	1415	12/22/04	\$277,000	840	840	6	1926	5	7750	N	N	19040 12TH AVE NE
003	397170	2100	8/23/06	\$329,000	850	580	6	1982	3	10560	N	N	19039 16TH AVE NE
003	398530	0356	7/15/05	\$268,000	850	0	6	1949	4	6000	N	N	19243 12TH AVE NE
003	397170	2100	2/17/05	\$239,000	850	580	6	1982	3	10560	N	N	19039 16TH AVE NE
003	402410	1239	2/17/06	\$225,000	870	0	6	1949	2	6695	N	N	1839 NE 177TH ST
003	397170	1930	12/9/05	\$250,000	920	340	6	1949	3	11800	N	N	19036 18TH AVE NE
003	616390	0240	1/20/06	\$264,950	960	0	6	1951	5	6000	N	N	18042 10TH AVE NE
003	397170	1970	5/5/04	\$210,000	960	0	6	1938	4	9250	N	N	19210 18TH AVE NE
003	397230	0192	6/20/06	\$307,000	990	0	6	1997	3	8500	N	N	1018 NE 190TH ST
003	397230	0256	11/11/05	\$290,000	990	0	6	1952	5	9000	N	N	1030 NE 190TH ST
003	397230	0235	7/7/05	\$272,500	990	280	6	1939	4	9330	N	N	1115 NE PERKINS WAY
003	616390	0811	11/8/04	\$277,350	1000	460	6	1952	5	7536	N	N	1010 NE SERPENTINE PL
003	402410	1621	1/11/06	\$285,000	1010	0	6	1948	4	7200	N	N	17846 24TH AVE NE
003	397290	0075	1/7/05	\$244,950	1010	0	6	1940	4	6250	N	N	1633 NE 190TH ST
003	092710	0480	9/23/05	\$269,000	1090	0	6	1942	4	6144	N	N	17916 8TH AVE NE
003	397170	1375	5/26/05	\$242,763	1110	0	6	1978	3	15026	N	N	1430 NE 190TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092710	0318	3/1/06	\$286,500	1120	0	6	1947	3	6600	N	N	17503 10TH AVE NE
003	397230	0110	5/28/04	\$247,000	1140	0	6	1948	5	8977	N	N	19216 11TH AVE NE
003	402410	1613	10/31/05	\$220,000	1150	0	6	1949	3	8160	N	N	17861 24TH PL NE
003	397290	0320	3/22/06	\$300,000	1200	0	6	1942	3	6939	N	N	1628 NE PERKINS WAY
003	255530	0085	4/3/06	\$306,000	1310	0	6	1949	4	8160	N	N	18540 10TH AVE NE
003	397170	1975	2/22/06	\$312,500	1360	0	6	1929	4	13187	N	N	19218 18TH AVE NE
003	397290	0500	3/16/06	\$362,744	1500	1090	6	1946	3	7550	N	N	1614 NE 186TH ST
003	397170	2205	7/13/05	\$325,000	810	780	7	1994	3	8876	N	N	1511 NE 192ND ST
003	397290	0431	4/27/04	\$240,000	830	200	7	1950	4	6850	N	N	18620 16TH AVE NE
003	397290	0274	2/13/06	\$304,000	840	820	7	1976	5	5644	N	N	1617 NE 189TH ST
003	397290	0274	12/23/04	\$301,000	840	820	7	1976	5	5644	N	N	1617 NE 189TH ST
003	052604	9045	8/10/06	\$331,000	850	0	7	1954	3	6250	N	N	1215 NE 187TH ST
003	397170	1899	12/21/05	\$326,000	860	790	7	1977	3	7500	N	N	1822 NE 190TH ST
003	397290	0265	5/9/05	\$282,000	860	790	7	1976	3	5565	N	N	1607 NE 189TH ST
003	397290	0095	7/14/06	\$350,000	890	770	7	1977	3	6250	N	N	1630 NE 189TH ST
003	397290	0330	3/24/06	\$327,500	890	710	7	1977	3	6934	N	N	1620 NE PERKINS WAY
003	613690	0075	10/17/06	\$280,000	900	0	7	1952	3	6950	N	N	17529 11TH AVE NE
003	402410	0121	12/7/05	\$260,000	900	300	7	1937	3	6615	N	N	17853 24TH AVE NE
003	255590	0330	9/30/04	\$275,000	920	910	7	1951	4	10281	N	N	1244 NE 188TH ST
003	255590	0360	9/14/06	\$340,000	940	820	7	1958	4	7680	N	N	1508 NE PERKINS WAY
003	397170	2078	12/9/05	\$372,500	950	950	7	1984	3	11500	N	N	19036 16TH AVE NE
003	255590	0140	4/22/04	\$247,000	950	0	7	1951	3	9605	N	N	1241 NE 188TH ST
003	255590	0145	5/4/05	\$265,000	980	0	7	1951	3	7200	N	N	1255 NE 188TH ST
003	255590	0130	5/23/06	\$360,000	990	990	7	1950	3	7470	N	N	1231 NE 188TH ST
003	402410	0021	4/18/06	\$353,000	1000	420	7	1987	3	8623	N	N	17757 25TH AVE NE
003	402470	0095	11/1/05	\$335,000	1000	440	7	1988	3	9395	N	N	18447 15TH AVE NE
003	402410	0021	1/5/06	\$249,676	1000	420	7	1987	3	8623	N	N	17757 25TH AVE NE
003	092710	0402	10/20/05	\$335,000	1010	1010	7	1948	3	13664	N	N	17907 10TH AVE NE
003	255590	0375	4/29/04	\$213,000	1010	0	7	1955	3	7260	N	N	1509 NE 190TH ST
003	397290	0545	4/25/05	\$228,000	1020	0	7	1945	3	7450	N	N	1839 NE PERKINS WAY
003	397290	0470	7/12/05	\$310,000	1030	0	7	1984	3	5442	N	N	18623 NE PERKINS PL
003	616390	0942	9/15/05	\$282,000	1030	0	7	1952	4	8400	N	N	17558 11TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	255590	0370	6/21/05	\$248,000	1040	0	7	1953	3	8240	N	N	1503 NE 190TH ST
003	613690	0010	4/22/04	\$274,500	1040	910	7	1952	3	7750	N	N	17745 11TH AVE NE
003	613630	0010	6/16/06	\$331,300	1050	0	7	1951	4	8492	N	N	18329 11TH AVE NE
003	402410	0080	5/24/04	\$309,000	1050	480	7	1987	3	18890	N	N	2409 NE 178TH ST
003	616390	0430	7/9/04	\$245,500	1060	0	7	1950	3	6900	N	N	18032 12TH AVE NE
003	398530	0360	6/13/06	\$359,000	1070	400	7	1969	3	6000	N	N	19249 12TH AVE NE
003	397290	0645	3/22/06	\$339,500	1080	0	7	1930	5	7040	N	N	1817 NE PERKINS PL
003	397290	0645	2/18/04	\$254,000	1080	0	7	1930	5	7040	N	N	1817 NE PERKINS PL
003	397170	1895	10/11/05	\$380,000	1100	570	7	1981	3	7576	N	N	1912 NE 190TH ST
003	616390	0893	11/15/05	\$328,000	1100	0	7	1954	4	8320	N	N	1105 NE 180TH ST
003	616390	0892	7/27/04	\$265,000	1100	0	7	1954	3	8320	N	N	1109 NE 180TH ST
003	255590	0390	11/22/04	\$252,000	1100	480	7	1978	3	13260	N	N	1425 NE 190TH ST
003	092710	0336	8/16/06	\$378,500	1110	1170	7	1961	3	9540	N	N	812 NE 175TH ST
003	398530	0355	8/18/05	\$348,500	1110	520	7	1969	5	7259	N	N	1123 NE 195TH ST
003	402410	0985	6/30/06	\$425,000	1120	880	7	2006	3	8536	N	N	2116 NE 175TH ST
003	402410	0236	2/11/05	\$285,000	1120	1120	7	1960	3	8306	N	N	1810 NE 177TH ST
003	616390	0910	3/28/05	\$234,000	1120	0	7	1947	3	7468	N	N	17736 11TH AVE NE
003	402410	0935	11/1/05	\$268,800	1120	0	7	1952	4	11019	N	N	1834 NE 175TH ST
003	255590	0240	9/26/06	\$329,950	1150	0	7	1951	3	7200	N	N	18709 12TH AVE NE
003	402410	0817	5/27/04	\$309,850	1160	820	7	1986	3	8416	N	N	2255 NE 177TH ST
003	397170	1992	5/13/04	\$240,000	1160	0	7	1975	3	7500	N	N	1717 NE 192ND ST
003	397170	2053	2/28/06	\$420,000	1200	700	7	1993	3	7205	N	N	19012 16TH AVE NE
003	402410	0106	7/19/06	\$299,800	1200	0	7	1951	3	18980	N	N	17829 24TH AVE NE
003	812340	0020	2/8/05	\$297,000	1200	1100	7	1963	3	7200	N	N	2032 NE 177TH ST
003	616390	0293	2/26/04	\$255,000	1210	420	7	1955	3	8551	N	N	18340 10TH AVE NE
003	616390	0961	11/17/06	\$434,000	1220	840	7	1967	3	9403	N	N	17533 12TH AVE NE
003	616390	0220	12/13/06	\$305,250	1220	0	7	1970	3	8100	N	N	18022 10TH AVE NE
003	092710	0442	6/21/05	\$354,950	1230	1090	7	1962	4	11750	N	N	816 NE SERPENTINE PL
003	092710	0439	11/19/04	\$232,950	1230	0	7	1904	4	12412	N	N	836 NE SERPENTINE PL
003	397170	1991	4/25/06	\$330,000	1250	0	7	1977	3	9750	N	N	1707 NE 192ND ST
003	255590	0295	6/22/06	\$405,000	1250	1060	7	1961	5	10160	N	N	1201 NE PERKINS WAY
003	092710	0476	8/13/04	\$235,000	1250	0	7	1962	3	7680	N	N	819 NE 180TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	255590	0115	3/16/05	\$312,300	1260	480	7	1957	4	6120	N	N	1209 NE 188TH ST
003	397170	1526	9/14/06	\$360,000	1280	670	7	1982	3	10446	N	N	19231 16TH AVE NE
003	397170	2155	8/19/05	\$323,000	1290	200	7	1961	3	6264	N	N	19006 15TH AVE NE
003	255590	0120	5/6/04	\$249,950	1290	0	7	1954	3	7590	N	N	1215 NE 188TH ST
003	397290	0490	5/20/05	\$281,000	1310	500	7	1956	3	6900	N	N	1626 NE 186TH ST
003	616390	0821	8/4/04	\$235,000	1310	0	7	1953	4	8454	N	N	17548 10TH AVE NE
003	866590	0201	10/30/06	\$500,000	1320	920	7	1998	3	6159	N	N	18623 21ST PL NE
003	397290	0220	5/22/06	\$308,000	1320	0	7	1984	3	7490	N	N	1808 NE PERKINS WAY
003	397290	0230	10/15/04	\$240,000	1320	0	7	1984	3	8550	N	N	1820 NE PERKINS WAY
003	255590	0315	11/5/04	\$210,000	1320	0	7	1954	3	5833	N	N	1229 NE PERKINS WAY
003	402410	1587	6/15/06	\$455,000	1330	850	7	1997	3	7334	N	N	2423 NE 180TH CT
003	255590	0220	6/7/06	\$360,000	1340	0	7	1951	3	9270	N	N	18747 12TH AVE NE
003	616390	0414	8/20/04	\$277,000	1340	0	7	1952	4	7651	N	N	1228 NE 180TH ST
003	397290	0605	5/19/06	\$370,900	1350	590	7	1987	3	6750	N	N	1621 NE 186TH ST
003	092710	0463	5/15/06	\$330,000	1360	0	7	1969	3	8960	N	N	825 NE 179TH ST
003	402410	0090	4/15/06	\$317,000	1360	0	7	1978	3	16000	N	N	17809 24TH AVE NE
003	566510	0040	11/7/06	\$300,000	1370	0	7	1955	4	6180	N	N	1245 NE 184TH PL
003	397170	1315	6/8/05	\$324,900	1370	0	7	1935	5	7543	N	N	19203 15TH AVE NE
003	397170	1720	8/30/04	\$280,000	1390	0	7	1981	3	15000	N	N	19236 16TH AVE NE
003	397170	1955	5/6/04	\$275,000	1400	0	7	1989	3	10000	N	N	19204 18TH AVE NE
003	397290	0080	4/13/04	\$245,000	1440	0	7	1969	3	6875	N	N	1641 NE 190TH ST
003	402410	1421	9/16/04	\$290,950	1460	0	7	1955	4	7200	N	N	18057 25TH AVE NE
003	402410	1479	3/31/06	\$391,525	1470	700	7	1974	3	11602	N	N	2451 NE 184TH ST
003	402410	1015	8/17/04	\$250,000	1470	0	7	1953	4	5100	N	N	2222 NE 175TH ST
003	402470	0096	1/27/06	\$306,500	1520	0	7	1949	4	8433	N	N	18342 15TH PL NE
003	402410	1495	2/10/04	\$289,500	1550	200	7	1961	3	22500	N	N	1823 NE 185TH ST
003	616390	0922	9/11/06	\$401,500	1590	650	7	1956	3	7459	N	N	17724 11TH AVE NE
003	616390	0973	1/27/06	\$349,950	1620	0	7	1954	5	8250	N	N	17507 12TH AVE NE
003	397290	0356	1/13/05	\$321,500	1650	0	7	1949	4	8782	N	N	1517 NE PERKINS WAY
003	402410	0995	12/17/04	\$307,344	1660	0	7	1942	3	8201	N	N	2200 NE 175TH ST
003	402410	0220	5/13/05	\$365,500	1670	300	7	1949	5	8720	N	N	1706 NE 177TH ST
003	397230	0253	9/26/05	\$315,000	1750	0	7	1968	4	6645	N	N	1133 NE PERKINS WAY

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092710	0345	2/14/06	\$323,500	1780	0	7	1955	3	6415	N	N	17510 8TH AVE NE
003	397290	0185	8/8/05	\$330,000	1800	0	7	1945	5	7000	N	N	1813 NE 189TH ST
003	397290	0185	8/9/04	\$299,921	1800	0	7	1945	5	7000	N	N	1813 NE 189TH ST
003	255590	0070	8/17/06	\$400,000	1810	450	7	1997	4	8250	N	N	1017 NE 188TH ST
003	092710	0410	4/28/05	\$305,000	1890	0	7	1979	3	7216	N	N	916 NE 178TH PL
003	397230	0090	5/19/04	\$360,000	1910	250	7	1939	5	13540	N	N	1114 NE PERKINS WAY
003	402410	1420	3/21/06	\$387,000	2220	0	7	1956	5	16800	N	N	18053 25TH AVE NE
003	691900	0100	5/7/04	\$264,500	1140	400	8	1959	3	8125	N	N	2405 NE 182ND PL
003	207150	0040	7/13/05	\$300,000	1260	550	8	1960	4	7200	N	N	18426 24TH AVE NE
003	207150	0110	1/27/06	\$394,950	1300	670	8	1961	4	7770	N	N	1631 NE 185TH ST
003	255590	0385	9/20/04	\$243,400	1350	0	8	1979	3	6430	N	N	1416 NE PERKINS WAY
003	402470	0069	12/23/04	\$312,000	1400	300	8	1969	3	7005	N	N	18242 24TH AVE NE
003	402410	0303	10/22/04	\$390,000	1460	1020	8	1999	3	5606	N	N	17707 22ND PL NE
003	866590	0199	10/14/04	\$515,000	1590	960	8	1979	4	9360	N	N	18606 21ST PL NE
003	402410	1450	10/29/04	\$350,000	1620	1070	8	1964	3	16800	N	N	18231 25TH AVE NE
003	402410	1545	2/17/06	\$327,450	1750	0	8	1968	4	10270	N	N	18224 24TH AVE NE
003	402410	1031	8/23/05	\$418,000	1800	1270	8	1947	3	14113	N	N	2240 NE 175TH ST
003	092710	0339	4/29/05	\$358,850	1810	500	8	1976	3	10739	N	N	17526 8TH AVE NE
003	397290	0650	8/30/04	\$399,950	1860	0	8	1980	3	6798	N	N	1676 NE 185TH ST
003	397290	0650	4/20/04	\$395,000	1860	0	8	1980	3	6798	N	N	1676 NE 185TH ST
003	092710	0470	5/11/04	\$279,950	1970	0	8	1969	3	8424	N	N	824 NE 179TH ST
003	402410	0882	11/29/04	\$446,000	2000	0	8	2004	3	7200	N	N	2019 NE 177TH ST
003	402410	0880	1/18/05	\$435,950	2000	0	8	2004	3	7200	N	N	2021 NE 177TH ST
003	402410	0871	9/27/06	\$424,950	2150	0	8	1957	3	10125	N	N	2039 NE 177TH ST
003	312920	0010	3/1/05	\$411,000	2180	0	8	1991	3	10982	N	N	2477 NE 183RD CT
003	402410	0887	11/29/04	\$430,000	2240	0	8	2004	3	14625	N	N	2017 NE 177TH ST
003	402410	0002	9/14/05	\$356,950	2330	0	8	1976	3	7244	N	N	17721 25TH AVE NE
003	402410	1012	8/24/05	\$409,950	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
003	402410	1012	5/16/05	\$399,500	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
003	402410	0799	9/10/04	\$559,000	2540	810	9	2004	3	9172	N	N	17639 24TH PL NE
003	402410	0809	10/21/05	\$479,000	2690	700	9	2003	3	6197	N	N	2425 NE 177TH ST
005	398530	0264	7/13/05	\$250,000	640	630	5	1938	3	10544	N	N	20019 12TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	092710	0011	7/13/04	\$235,000	740	0	5	2003	3	6130	N	N	721 NE 185TH ST
005	730530	0095	8/31/05	\$238,550	740	0	6	1948	3	8152	N	N	223 NE 175TH ST
005	616390	0191	12/15/05	\$264,900	740	0	6	1947	5	5462	N	N	18016 9TH AVE NE
005	263450	0095	10/5/04	\$236,000	740	0	6	1949	5	7975	N	N	356 NE 152ND ST
005	616390	0190	9/19/05	\$247,400	760	0	6	1947	4	5462	N	N	18022 9TH AVE NE
005	616390	0202	7/28/04	\$227,500	760	0	6	1947	5	5462	N	N	18004 9TH AVE NE
005	730530	0710	5/23/06	\$305,000	770	0	6	1948	4	8408	N	N	17210 4TH AVE NE
005	323510	0080	10/12/05	\$247,500	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
005	397230	0085	4/19/05	\$224,000	770	0	6	1939	3	8805	N	N	19241 11TH AVE NE
005	323510	0080	3/2/05	\$234,950	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
005	397170	0675	6/29/06	\$260,000	780	0	6	1929	3	14390	N	N	1112 NE 198TH ST
005	397230	0060	2/12/04	\$180,000	780	0	6	1939	3	8430	N	N	1040 NE PERKINS WAY
005	730530	0330	9/11/06	\$294,950	790	0	6	1948	3	8408	N	N	17205 2ND AVE NE
005	730530	0235	1/18/05	\$220,950	790	0	6	1948	5	8409	N	N	17040 1ST AVE NE
005	741770	0191	4/27/05	\$254,950	860	0	6	1949	4	7225	N	N	19609 19TH AVE NE
005	923590	0015	12/12/05	\$275,500	860	0	6	2003	3	6860	N	N	111 NE 167TH ST
005	730530	0790	4/27/05	\$261,000	860	0	6	1948	4	8407	N	N	17217 5TH AVE NE
005	041110	0025	2/8/06	\$245,000	870	0	6	1950	3	6466	N	N	15404 2ND AVE NE
005	572750	0178	4/7/04	\$221,000	880	0	6	1954	4	7089	N	N	16756 3RD AVE NE
005	730530	0630	6/5/06	\$319,000	910	280	6	1948	3	8408	N	N	17205 4TH AVE NE
005	730530	0600	7/28/06	\$299,000	910	400	6	1948	3	8410	N	N	17029 4TH AVE NE
005	730530	0465	10/24/05	\$305,000	910	430	6	1948	4	8409	N	N	17047 3RD AVE NE
005	730530	0085	1/23/06	\$245,000	910	400	6	1948	3	8152	N	N	211 NE 175TH ST
005	730530	0045	10/18/04	\$269,500	910	650	6	1948	5	7552	N	N	222 NE 174TH ST
005	730530	0435	12/13/06	\$365,000	940	600	6	1948	4	8411	N	N	17011 3RD AVE NE
005	730530	0245	6/29/06	\$250,000	940	0	6	1948	3	8408	N	N	17052 1ST AVE NE
005	323510	0155	9/20/05	\$264,900	940	0	6	1948	4	7873	N	N	18809 10TH AVE NE
005	323510	0195	3/25/05	\$252,500	940	0	6	1948	4	7913	N	N	810 NE 188TH ST
005	323510	0110	6/30/04	\$224,000	940	0	6	1948	3	7913	N	N	811 NE 189TH ST
005	323510	0120	10/13/04	\$214,000	940	0	6	1948	3	7908	N	N	823 NE 189TH ST
005	323510	0125	3/17/04	\$208,000	940	0	6	1948	3	7906	N	N	829 NE 189TH ST
005	323510	0230	12/22/04	\$225,000	940	0	6	1948	4	10035	N	N	835 NE 188TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	323510	0175	4/11/05	\$220,000	940	0	6	1948	4	7903	N	N	834 NE 188TH ST
005	730530	0730	12/6/05	\$310,000	960	0	6	1948	4	8748	N	N	17005 5TH AVE NE
005	261070	0045	3/4/05	\$303,000	960	960	6	1948	4	8154	N	N	310 NE 158TH ST
005	261070	0015	10/13/05	\$312,000	960	0	6	1948	5	8150	N	N	346 NE 158TH ST
005	261070	0055	4/16/04	\$244,000	960	0	6	1948	4	7750	N	N	359 NE 158TH ST
005	608410	0110	5/10/06	\$280,000	980	880	6	1913	4	7259	N	N	18017 5TH AVE NE
005	504730	0010	5/13/05	\$324,130	990	770	6	1951	5	9100	N	N	348 NE 157TH ST
005	730590	0095	10/4/06	\$300,000	1000	0	6	1949	3	8485	N	N	325 NE 170TH ST
005	730530	0320	1/28/05	\$230,000	1010	500	6	1948	2	8408	N	N	17053 2ND AVE NE
005	616390	0053	6/7/04	\$219,000	1010	0	6	1947	3	9352	N	N	18060 8TH AVE NE
005	616390	0162	11/15/04	\$207,400	1010	0	6	1947	3	9490	N	N	18201 10TH AVE NE
005	616390	0201	2/14/04	\$236,000	1010	0	6	1947	5	5462	N	N	18010 9TH AVE NE
005	323510	0005	7/27/06	\$295,000	1030	0	6	1948	4	9004	N	N	18920 8TH AVE NE
005	730530	0395	9/15/05	\$255,000	1030	0	6	1948	4	8409	N	N	17052 2ND AVE NE
005	572750	0191	8/9/04	\$231,000	1040	560	6	1941	3	9000	N	N	324 NE 167TH ST
005	616390	0062	10/20/04	\$222,550	1050	0	6	1947	4	7462	N	N	18303 9TH AVE NE
005	730530	0530	11/7/06	\$310,000	1060	0	6	1948	3	9223	N	N	17040 3RD AVE NE
005	041110	0010	12/22/05	\$289,000	1060	0	6	1950	4	6505	N	N	15420 2ND AVE NE
005	730530	0340	4/27/06	\$284,000	1060	0	6	1948	4	8407	N	N	17217 2ND AVE NE
005	616390	0082	4/11/06	\$245,000	1060	0	6	1947	3	9379	N	N	18318 8TH AVE NE
005	616390	0172	5/17/05	\$260,000	1060	0	6	1947	4	7554	N	N	18042 9TH AVE NE
005	616390	0022	7/18/05	\$253,000	1060	0	6	1947	4	9307	N	N	18024 8TH AVE NE
005	730530	0315	7/18/05	\$248,500	1060	0	6	1948	4	8409	N	N	17047 2ND AVE NE
005	730530	0340	12/23/04	\$224,888	1060	0	6	1948	4	8407	N	N	17217 2ND AVE NE
005	616390	0181	8/5/04	\$226,500	1080	0	6	1947	3	7545	N	N	18028 9TH AVE NE
005	616390	0072	8/19/04	\$190,000	1080	0	6	1947	2	7471	N	N	18319 9TH AVE NE
005	378210	0145	9/20/04	\$212,000	1080	0	6	1955	3	8100	N	N	20333 21ST AVE NE
005	616390	0152	10/17/05	\$239,500	1100	0	6	1947	3	7672	N	N	18302 9TH AVE NE
005	730590	0070	6/15/06	\$309,950	1140	0	6	1949	3	8780	N	N	16917 4TH AVE NE
005	397230	0075	6/29/05	\$306,000	1140	0	6	1988	4	8978	N	N	19229 11TH AVE NE
005	730530	0580	9/6/05	\$272,500	1200	0	6	1948	4	8751	N	N	310 NE 170TH ST
005	730530	0155	8/4/06	\$272,500	1210	0	6	1948	4	8677	N	N	305 NE 175TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730530	0155	11/16/05	\$254,950	1210	0	6	1948	4	8677	N	N	305 NE 175TH ST
005	616390	0122	1/26/05	\$247,000	1230	0	6	1947	3	7600	N	N	18336 9TH AVE NE
005	041110	0040	11/15/05	\$280,000	1280	0	6	1950	4	6070	N	N	15419 2ND AVE NE
005	730530	0460	8/27/04	\$286,389	1330	970	6	1948	3	8409	N	N	17041 3RD AVE NE
005	261070	0050	6/27/06	\$375,250	1340	0	6	1948	4	8451	N	N	304 NE 158TH ST
005	616390	0042	3/7/05	\$345,000	1340	0	6	2004	3	7442	N	N	18049 9TH AVE NE
005	572750	0110	4/22/05	\$235,000	1340	0	6	1952	4	8076	N	N	16735 2ND AVE NE
005	041110	0035	9/6/06	\$306,000	1390	0	6	1950	4	7494	N	N	15407 2ND AVE NE
005	730530	0410	9/20/04	\$224,950	1390	0	6	1948	3	8408	N	N	17210 2ND AVE NE
005	730530	0775	11/23/05	\$309,000	1510	0	6	1948	4	8408	N	N	17059 5TH AVE NE
005	741710	0041	4/18/06	\$375,000	1520	200	6	1934	5	9708	N	N	19813 FOREST PARK DR NE
005	323510	0270	3/3/05	\$295,000	1700	0	6	2004	3	7198	N	N	18504 8TH AVE NE
005	741770	0172	1/3/06	\$333,000	760	290	7	2005	3	10494	N	N	19702 FOREST PARK DR NE
005	572750	0148	6/1/05	\$240,000	860	0	7	1953	4	7245	N	N	16728 2ND AVE NE
005	183450	0030	11/1/04	\$239,950	940	0	7	1951	3	6000	N	N	16620 3RD PL NE
005	378210	0070	10/11/06	\$307,950	960	0	7	1955	3	8100	N	N	20328 21ST AVE NE
005	378210	0055	6/9/06	\$275,000	960	0	7	1955	3	10125	N	N	20346 21ST AVE NE
005	378270	0035	7/21/05	\$229,990	960	0	7	1954	3	9450	N	N	2545 NE 205TH ST
005	566210	0040	5/25/05	\$282,500	970	150	7	1954	3	7107	N	N	18045 7TH AVE NE
005	378210	0140	8/16/05	\$250,000	980	0	7	1955	3	8100	N	N	20339 21ST AVE NE
005	263690	0092	3/29/05	\$287,500	990	440	7	1988	3	9100	N	N	2539 NE 203RD ST
005	572750	0147	9/16/05	\$334,950	1010	950	7	1951	5	7650	N	N	16725 3RD AVE NE
005	111510	0281	1/27/05	\$290,000	1010	800	7	1998	3	3854	N	N	303 NE SERPENTINE PL
005	378270	0090	8/7/06	\$355,000	1020	0	7	1954	5	19728	N	N	20407 30TH AVE NE
005	572750	0113	9/21/06	\$269,000	1030	0	7	1951	4	8075	N	N	16741 2ND AVE NE
005	730130	0275	2/9/05	\$274,500	1030	1030	7	1955	4	6137	N	N	327 NE 163RD ST
005	549070	0095	6/14/04	\$217,500	1030	0	7	1956	3	6645	N	N	831 NE 194TH ST
005	398530	0352	6/17/04	\$264,898	1030	840	7	1980	3	10122	N	N	19243 11TH AVE NE
005	378270	0015	8/25/04	\$214,000	1040	0	7	1954	3	9450	N	N	2517 NE 205TH ST
005	572750	0180	8/22/06	\$350,000	1050	400	7	1956	4	6797	N	N	16754 3RD AVE NE
005	052604	9044	12/8/05	\$275,000	1050	0	7	1953	4	8763	N	N	18528 7TH AVE NE
005	092710	0151	12/1/05	\$290,000	1050	0	7	1953	4	8145	N	N	17911 8TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	397170	0642	4/17/05	\$300,000	1050	440	7	1986	3	7980	N	N	1216 NE 198TH ST
005	572750	0202	10/27/04	\$305,000	1050	1050	7	1957	3	12000	N	N	16900 4TH AVE NE
005	572750	0179	9/27/04	\$254,000	1050	400	7	1956	3	8462	N	N	16758 3RD AVE NE
005	397170	0661	4/28/06	\$309,900	1060	0	7	1972	3	12858	N	N	1122 NE 198TH ST
005	616390	0020	10/12/05	\$259,500	1060	0	7	1947	3	9325	N	N	18018 8TH AVE NE
005	549070	0075	2/23/05	\$299,845	1060	430	7	1998	3	5080	N	N	814 NE 194TH ST
005	111510	0119	7/3/06	\$353,000	1080	840	7	1962	3	7803	N	N	330 NE 178TH ST
005	397170	0655	6/8/05	\$296,000	1080	700	7	1958	3	14412	N	N	1202 NE 198TH ST
005	675270	0030	11/14/05	\$292,500	1080	720	7	1958	4	9200	N	N	20218 20TH PL NE
005	052604	9030	12/15/06	\$320,000	1090	0	7	1955	5	8970	N	N	18509 8TH AVE NE
005	742310	0030	4/27/05	\$274,000	1090	620	7	1955	3	9000	N	N	19540 23RD AVE NE
005	092710	0066	11/8/04	\$266,650	1090	490	7	1956	3	7882	N	N	514 NE 180TH ST
005	030800	0060	6/20/06	\$395,500	1100	510	7	1977	4	6635	N	N	20105 12TH AVE NE
005	504730	0015	11/3/06	\$364,000	1100	1100	7	1951	4	9100	N	N	342 NE 157TH ST
005	378210	0065	8/19/05	\$272,500	1100	0	7	1955	3	8100	N	N	20334 21ST AVE NE
005	030800	0060	12/22/05	\$287,625	1100	510	7	1977	4	6635	N	N	20105 12TH AVE NE
005	092710	0188	3/24/05	\$285,000	1110	400	7	1965	3	8700	N	N	515 NE 178TH PL
005	572750	0155	6/24/05	\$251,150	1110	240	7	1949	4	9750	N	N	126 NE 167TH ST
005	730070	0030	5/20/05	\$309,000	1120	330	7	1950	4	6960	N	N	328 NE 162ND ST
005	224170	0005	8/17/04	\$218,500	1120	0	7	1955	3	8475	N	N	156 NE 156TH ST
005	398530	0347	11/18/05	\$360,000	1140	1050	7	1960	5	7324	N	N	19265 11TH AVE NE
005	397170	1001	8/9/04	\$267,000	1140	530	7	1979	3	10174	N	N	1116 NE 195TH CT
005	741870	0085	11/1/06	\$257,000	1150	0	7	1954	3	9590	N	N	2525 NE 204TH ST
005	261070	0085	7/1/05	\$325,000	1150	730	7	1948	4	8160	N	N	323 NE 158TH ST
005	183450	0045	4/26/06	\$366,000	1170	1170	7	1952	3	10186	N	N	16602 3RD PL NE
005	092800	0070	2/9/06	\$323,999	1170	900	7	1962	3	7083	N	N	17555 8TH AVE NE
005	615940	0030	10/20/05	\$309,950	1170	600	7	1960	4	9396	N	N	124 NE 159TH ST
005	730070	0035	5/17/06	\$377,750	1190	900	7	1950	3	6960	N	N	322 NE 162ND ST
005	730130	0105	6/22/05	\$339,950	1190	600	7	1961	4	6180	N	N	157 NE 164TH ST
005	182970	0035	11/16/05	\$349,000	1200	1010	7	1951	3	8628	N	N	302 NE 159TH ST
005	730130	0130	10/11/05	\$297,500	1200	0	7	1955	4	6180	N	N	304 NE 163RD ST
005	092710	0206	1/7/04	\$225,000	1200	0	7	1954	3	10240	N	N	523 NE 180TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	566210	0140	6/1/06	\$309,000	1210	0	7	1954	3	6807	N	N	18022 7TH AVE NE
005	566210	0140	7/15/04	\$244,950	1210	0	7	1954	3	6807	N	N	18022 7TH AVE NE
005	200410	0040	11/26/04	\$236,377	1210	0	7	1955	3	8434	N	N	314 NE 149TH ST
005	288170	0273	8/6/04	\$295,000	1220	600	7	1950	3	7102	N	N	15905 5TH AVE NE
005	111510	0164	6/13/05	\$321,500	1220	1010	7	1987	3	8398	N	N	336 NE SERPENTINE PL
005	868030	0015	6/24/04	\$235,000	1220	0	7	1952	3	8435	N	N	348 NE 148TH ST
005	378270	0165	8/5/05	\$230,000	1230	0	7	1954	3	9730	N	N	2502 NE 204TH ST
005	269720	0040	6/1/06	\$368,000	1240	330	7	1962	3	6327	N	N	314 NE 165TH ST
005	741770	0110	2/22/06	\$335,000	1240	530	7	1947	3	9634	N	N	19920 FOREST PARK DR NE
005	269720	0040	8/29/04	\$303,000	1240	330	7	1962	3	6327	N	N	314 NE 165TH ST
005	269720	0070	10/20/05	\$325,500	1240	600	7	1963	4	6108	N	N	16536 4TH AVE NE
005	566210	0055	5/3/05	\$298,600	1240	100	7	1954	3	7136	N	N	18063 7TH AVE NE
005	269720	0060	5/3/05	\$349,950	1240	550	7	1963	5	6599	N	N	16532 4TH AVE NE
005	288170	0311	5/12/04	\$265,000	1240	500	7	1970	3	7502	N	N	15121 3RD AVE NE
005	398530	0195	5/16/06	\$326,000	1250	350	7	1979	3	9931	N	N	20044 12TH AVE NE
005	052604	9025	7/21/05	\$320,000	1250	0	7	1976	4	7936	N	N	18547 8TH AVE NE
005	730130	0150	3/25/05	\$275,750	1250	0	7	1955	4	6180	N	N	328 NE 163RD ST
005	263690	0149	9/20/05	\$235,000	1250	0	7	1955	3	10000	N	N	20061 25TH AVE NE
005	261010	0060	5/19/05	\$260,000	1260	0	7	1947	4	7200	N	N	428 NE 155TH ST
005	092800	0010	6/20/06	\$363,500	1280	740	7	1962	3	8274	N	N	17563 7TH AVE NE
005	814200	0080	11/21/05	\$357,000	1290	400	7	1960	4	9391	N	N	110 NE 158TH ST
005	092710	0187	1/30/06	\$298,000	1290	0	7	1941	3	8250	N	N	17822 5TH AVE NE
005	814200	0060	6/30/04	\$317,000	1290	650	7	1960	5	9389	N	N	122 NE 158TH ST
005	572750	0103	8/11/06	\$317,000	1300	0	7	1949	3	7125	N	N	16719 2ND AVE NE
005	092710	0015	5/23/06	\$304,900	1300	0	7	1953	3	10360	N	N	18329 8TH AVE NE
005	675270	0035	11/2/06	\$324,098	1300	770	7	1960	3	8165	N	N	20214 20TH PL NE
005	730140	0200	8/15/05	\$330,000	1300	680	7	1962	5	6483	N	N	127 NE 164TH ST
005	211160	0100	11/22/05	\$249,000	1300	0	7	1966	4	8117	N	N	15918 1ST AVE NE
005	010010	0040	6/3/04	\$215,000	1310	0	7	1950	3	6336	N	N	20226 24TH AVE NE
005	397170	1115	11/9/06	\$407,500	1330	400	7	1991	3	8750	N	N	19517 14TH AVE NE
005	111510	0120	7/16/04	\$293,000	1330	990	7	1962	3	7803	N	N	336 NE 178TH ST
005	397170	1103	4/22/04	\$324,000	1350	820	7	1997	3	10257	N	N	19509 14TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	572750	0175	1/21/05	\$279,000	1350	880	7	1961	3	6965	N	N	16760 3RD AVE NE
005	288170	0322	4/18/06	\$370,000	1360	0	7	1988	3	7200	N	N	15109 3RD AVE NE
005	111510	0182	7/2/04	\$233,950	1360	0	7	1980	3	10113	N	N	310 NE SERPENTINE PL
005	741870	0060	8/19/05	\$309,500	1370	0	7	1954	4	10336	N	N	2555 NE 204TH ST
005	280760	0030	12/16/05	\$352,000	1370	700	7	1970	3	9192	N	N	15451 4TH AVE NE
005	111510	0158	4/7/05	\$267,000	1370	0	7	1950	3	13329	N	N	348 NE SERPENTINE PL
005	397170	0215	2/1/06	\$305,500	1380	0	7	1972	4	8725	N	N	20005 12TH AVE NE
005	397170	0585	2/24/06	\$337,000	1390	810	7	1977	4	14394	N	N	1115 NE 200TH ST
005	397170	2295	10/21/05	\$280,000	1390	410	7	1930	4	12045	N	N	718 NE 189TH ST
005	814200	0021	8/26/04	\$277,000	1410	630	7	1960	3	8025	N	N	15805 3RD AVE NE
005	263690	0150	11/19/04	\$244,900	1410	0	7	1943	3	7291	N	N	20055 25TH AVE NE
005	730130	0090	12/27/06	\$400,000	1430	770	7	1962	3	11163	N	N	16400 4TH AVE NE
005	615940	0025	9/11/06	\$333,000	1430	0	7	1958	3	9394	N	N	130 NE 159TH ST
005	730130	0090	10/18/05	\$349,950	1430	770	7	1962	3	11163	N	N	16400 4TH AVE NE
005	182970	0080	7/20/06	\$325,000	1450	0	7	1950	3	9586	N	N	303 NE 159TH ST
005	616390	0011	10/21/05	\$296,500	1450	0	7	1950	4	9277	N	N	820 NE 180TH ST
005	092710	0217	7/31/06	\$385,000	1460	350	7	1960	3	7235	N	N	17521 8TH AVE NE
005	730130	0095	2/16/05	\$334,950	1480	450	7	1963	3	8625	N	N	169 NE 164TH ST
005	730130	0155	2/27/06	\$295,000	1490	0	7	1955	4	6150	N	N	334 NE 163RD ST
005	052604	9060	7/25/06	\$334,000	1500	0	7	1982	4	8152	N	N	18516 7TH AVE NE
005	288170	0232	10/25/06	\$359,000	1510	300	7	1953	4	7200	N	N	15625 3RD AVE NE
005	111510	0170	9/26/05	\$322,000	1510	0	7	1924	4	7457	N	N	328 NE SERPENTINE PL
005	092800	0060	4/19/06	\$375,000	1520	740	7	1962	3	8575	N	N	17515 7TH AVE NE
005	741870	0075	1/2/04	\$228,000	1560	0	7	1954	3	9450	N	N	2537 NE 204TH ST
005	730130	0280	1/25/05	\$289,950	1570	0	7	1955	4	6138	N	N	321 NE 163RD ST
005	402290	0992	11/19/04	\$280,000	1570	0	7	1970	3	12160	N	N	2814 NE 195TH ST
005	323510	0085	9/15/05	\$329,000	1580	0	7	1948	5	7908	N	N	822 NE 189TH ST
005	030800	0070	3/31/04	\$250,000	1590	0	7	1949	3	5765	N	N	20101 12TH AVE NE
005	397170	0981	3/18/05	\$300,000	1590	1060	7	1962	4	7500	N	N	19703 12TH AVE NE
005	741870	0025	4/26/06	\$305,000	1600	0	7	1954	3	9590	N	N	2516 NE 203RD ST
005	397170	2321	9/28/04	\$250,000	1650	0	7	1991	3	8880	N	N	707 NE 189TH ST
005	730590	0100	10/23/06	\$383,000	1970	0	7	1949	4	8485	N	N	319 NE 170TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730590	0100	12/7/05	\$357,000	1970	0	7	1949	4	8485	N	N	319 NE 170TH ST
005	868030	0050	10/16/06	\$393,000	2120	0	7	1952	4	9465	N	N	333 NE 148TH ST
005	504730	0055	10/11/04	\$294,950	2190	0	7	1952	5	7445	N	N	333 NE 157TH ST
005	378210	0010	9/17/04	\$315,000	2320	0	7	1954	4	8100	N	N	20340 22ND AVE NE
005	730530	0360	10/17/05	\$340,000	2430	0	7	1990	3	8411	N	N	17010 2ND AVE NE
005	402290	0952	3/21/06	\$387,500	1310	1020	8	1974	3	9315	N	N	19611 30TH AVE NE
005	211160	0040	9/16/04	\$250,000	1310	500	8	1961	3	8167	N	N	114 NE 161ST ST
005	052604	9027	7/1/05	\$400,000	1360	930	8	1998	3	8822	N	N	18520 7TH AVE NE
005	502780	0020	6/21/04	\$299,000	1400	400	8	1976	3	11429	N	N	440 NE 153RD ST
005	502780	0150	10/25/06	\$357,000	1440	0	8	1976	3	7210	N	N	423 NE 153RD ST
005	402290	0993	12/28/06	\$418,000	1500	0	8	1950	3	19040	N	N	2804 NE 195TH ST
005	777240	0190	11/12/04	\$316,000	1510	570	8	1966	3	7833	N	N	17753 2ND PL NE
005	777240	0180	10/28/04	\$279,000	1560	430	8	1967	3	7277	N	N	17747 2ND PL NE
005	211160	0005	8/19/04	\$270,950	1680	0	8	1957	3	8164	N	N	16111 3RD AVE NE
005	780530	0080	5/31/06	\$485,000	1700	980	8	1962	3	13202	N	N	19745 10TH AVE NE
005	092710	0159	8/11/06	\$475,000	1760	800	8	1966	4	12625	N	N	538 NE SERPENTINE PL
005	780530	0020	1/27/04	\$285,000	1840	0	8	1954	4	15600	N	N	19605 10TH AVE NE
005	780530	0010	10/5/06	\$500,000	2040	1020	8	1956	3	18360	N	N	840 NE 195TH ST
005	780530	0010	4/19/06	\$490,000	2040	1020	8	1956	3	18360	N	N	840 NE 195TH ST
005	402290	0931	3/3/04	\$335,000	2080	0	8	1990	3	9660	N	N	19623 30TH AVE NE
005	263690	0151	9/1/04	\$341,300	2160	0	8	2004	3	7392	N	N	20037 25TH AVE NE
005	378270	0100	10/12/04	\$311,000	2200	0	8	1991	3	9660	N	N	2728 NE 204TH ST
005	397170	1065	6/27/05	\$428,000	2290	1780	8	1994	3	9717	N	N	19522 12TH AVE NE
005	402290	0975	9/20/05	\$495,500	2570	0	9	2003	3	8113	N	N	2907 NE 196TH ST
005	402290	0974	9/9/05	\$529,950	2950	0	9	2004	3	8864	N	N	2915 NE 196TH ST
006	343250	0830	3/27/06	\$250,000	850	0	5	1948	4	5934	N	N	15581 14TH AVE NE
006	343250	0290	3/14/05	\$219,950	640	0	6	1941	4	6900	N	N	15828 14TH AVE NE
006	040810	0150	6/6/06	\$278,000	700	0	6	1949	4	6000	N	N	16824 11TH PL NE
006	343250	0645	5/24/04	\$243,900	720	720	6	1941	4	8280	N	N	15827 14TH AVE NE
006	343250	1065	9/2/04	\$229,950	740	0	6	1934	3	8100	N	N	15825 12TH AVE NE
006	343250	1530	12/6/04	\$234,950	740	0	6	1947	4	8100	N	N	16031 11TH AVE NE
006	663290	0282	6/1/05	\$255,400	760	0	6	1941	3	5850	N	N	1208 NE 148TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	756870	0050	3/17/04	\$259,922	760	200	6	1941	4	10140	N	N	15225 8TH AVE NE
006	730430	1360	10/9/06	\$320,000	770	0	6	1947	4	8060	N	N	16202 5TH AVE NE
006	756870	0370	8/30/06	\$294,000	770	0	6	1948	3	7440	N	N	14818 5TH AVE NE
006	730430	0550	4/13/06	\$317,000	770	0	6	1947	4	8308	N	N	15537 9TH AVE NE
006	343250	1679	3/22/06	\$295,000	770	0	6	1939	3	6240	N	N	15574 10TH AVE NE
006	756870	0235	11/22/06	\$320,000	770	650	6	1939	4	7440	N	N	15224 5TH AVE NE
006	730430	0515	7/8/04	\$229,950	770	0	6	1947	3	8184	N	N	15803 9TH AVE NE
006	730430	0595	8/1/05	\$220,000	770	0	6	1947	3	8184	N	N	15522 9TH AVE NE
006	730430	1336	10/14/05	\$300,000	780	350	6	1947	3	8184	N	N	16016 5TH AVE NE
006	730430	0060	12/3/04	\$232,450	780	120	6	1947	3	8184	N	N	15810 5TH AVE NE
006	756870	0275	12/13/06	\$350,000	790	380	6	1941	3	7440	N	N	15280 5TH AVE NE
006	730430	0090	10/4/06	\$339,950	800	0	6	1947	4	8432	N	N	15845 6TH AVE NE
006	343250	1320	8/10/06	\$295,000	800	0	6	1940	4	8100	N	N	16202 11TH AVE NE
006	730430	0090	3/2/04	\$241,950	800	0	6	1947	4	8432	N	N	15845 6TH AVE NE
006	730430	0401	8/2/06	\$369,000	810	810	6	1947	3	11323	N	N	15522 8TH AVE NE
006	730430	0046	12/26/06	\$285,000	810	0	6	1947	3	8184	N	N	15720 5TH AVE NE
006	730430	0046	9/24/04	\$249,950	810	0	6	1947	3	8184	N	N	15720 5TH AVE NE
006	730430	0666	11/10/04	\$235,000	810	300	6	1948	3	9768	N	N	15840 9TH AVE NE
006	756870	0405	12/13/06	\$290,000	840	0	6	1947	3	7440	N	N	15100 5TH AVE NE
006	756870	0490	8/17/04	\$248,000	840	840	6	1942	3	7262	N	N	14801 8TH AVE NE
006	343250	0570	6/23/05	\$359,000	870	690	6	1929	4	8280	N	N	16260 12TH AVE NE
006	730430	0390	3/1/04	\$235,000	870	300	6	1947	3	8619	N	N	15502 8TH AVE NE
006	343250	0795	10/11/04	\$225,000	880	0	6	1949	3	8280	N	N	15541 14TH AVE NE
006	343250	1310	9/10/04	\$227,000	880	0	6	1952	3	8100	N	N	16214 11TH AVE NE
006	144050	0010	12/2/04	\$280,000	890	600	6	1949	4	6283	N	N	17004 5TH AVE NE
006	040810	0110	10/20/05	\$314,000	900	900	6	1950	3	6000	N	N	1115 NE 168TH ST
006	730430	1000	9/29/04	\$239,000	900	0	6	1947	4	11220	N	N	16214 8TH AVE NE
006	756870	0550	12/1/06	\$340,000	930	0	6	1940	3	7440	N	N	14868 6TH AVE NE
006	756870	0745	12/23/05	\$307,000	940	940	6	1939	4	11160	N	N	14525 6TH AVE NE
006	756870	0255	8/2/05	\$234,500	940	0	6	1954	3	7440	N	N	15320 5TH AVE NE
006	730430	1070	7/28/06	\$318,000	950	0	6	1947	3	8060	N	N	16261 9TH AVE NE
006	343250	1030	1/13/06	\$289,950	960	500	6	1942	3	8100	N	N	15514 11TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	0815	5/12/04	\$237,500	960	0	6	1950	3	8280	N	N	15559 14TH AVE NE
006	663290	0350	5/17/04	\$225,000	960	0	6	1941	4	5869	N	N	1415 NE 155TH ST
006	756870	0495	10/21/05	\$280,000	970	0	6	1940	4	5332	N	N	14800 6TH AVE NE
006	040810	0075	6/23/05	\$272,000	970	0	6	1950	4	6825	N	N	16807 11TH AVE NE
006	730430	0415	10/14/04	\$251,500	970	0	6	1947	4	11323	N	N	15536 8TH AVE NE
006	343250	1710	7/7/04	\$266,500	970	730	6	1950	4	8100	N	N	15544 10TH AVE NE
006	730430	0215	10/25/05	\$345,000	980	0	6	1947	3	8184	N	N	15524 6TH AVE NE
006	730430	0521	5/26/05	\$311,600	990	0	6	1947	5	8308	N	N	15571 9TH AVE NE
006	730430	0721	8/9/04	\$234,950	990	0	6	1947	3	8184	N	N	15557 10TH AVE NE
006	343250	1295	11/23/04	\$225,000	990	160	6	1932	3	8100	N	N	16232 11TH AVE NE
006	756870	0105	10/26/06	\$319,500	1010	0	6	1940	3	7440	N	N	15236 6TH AVE NE
006	730430	0580	4/7/06	\$315,000	1010	0	6	1947	4	8308	N	N	15502 9TH AVE NE
006	730430	1435	9/26/05	\$309,000	1010	0	6	1947	4	9300	N	N	16261 6TH AVE NE
006	730430	0760	11/9/05	\$289,000	1010	0	6	1947	4	8184	N	N	15511 10TH AVE NE
006	730430	1350	9/17/04	\$236,900	1010	0	6	1947	3	8184	N	N	16030 5TH AVE NE
006	730430	0430	3/28/06	\$379,000	1020	0	6	1947	5	11323	N	N	15556 8TH AVE NE
006	756870	0250	8/18/04	\$252,000	1030	0	6	1940	3	7440	N	N	15314 5TH AVE NE
006	730430	0030	5/26/04	\$217,500	1030	0	6	1947	4	8184	N	N	15642 5TH AVE NE
006	343250	1410	6/17/04	\$271,000	1050	0	6	1932	4	8100	N	N	16268 10TH AVE NE
006	343250	0960	5/25/06	\$342,000	1060	0	6	1947	3	8100	N	N	15567 12TH AVE NE
006	730430	0865	6/12/06	\$299,950	1060	0	6	1947	4	8928	N	N	16283 10TH AVE NE
006	730430	1305	3/20/05	\$252,000	1060	0	6	1947	3	6390	N	N	16033 8TH AVE NE
006	040810	0135	9/28/04	\$225,000	1060	0	6	1949	3	6000	N	N	16808 11TH PL NE
006	343250	1075	1/28/05	\$240,000	1060	0	6	1942	4	8100	N	N	15839 12TH AVE NE
006	730430	1160	3/8/04	\$222,950	1060	0	6	1947	4	8680	N	N	16016 6TH AVE NE
006	756870	0520	6/25/04	\$268,000	1070	0	6	1939	3	7440	N	N	14830 6TH AVE NE
006	756870	0810	4/15/05	\$217,500	1070	0	6	1948	3	7440	N	N	14544 5TH AVE NE
006	756870	0725	7/14/06	\$356,000	1080	200	6	1948	3	7440	N	N	14555 6TH AVE NE
006	730430	0946	6/13/05	\$264,950	1080	0	6	1947	4	8308	N	N	16011 10TH AVE NE
006	343250	1095	5/2/06	\$312,000	1090	0	6	1947	4	8100	N	N	16019 12TH AVE NE
006	616390	1352	12/28/06	\$325,000	1090	0	6	2006	3	8280	N	N	1009 NE SERPENTINE PL
006	756870	0225	2/18/05	\$259,500	1120	0	6	1947	4	6820	N	N	15214 5TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	730430	1085	9/29/04	\$289,950	1130	0	6	1947	3	8184	N	N	16241 9TH AVE NE
006	343250	0205	10/21/04	\$231,500	1130	0	6	1946	3	6900	N	N	15843 15TH AVE NE
006	730430	0866	1/7/05	\$234,950	1170	0	6	1947	4	8184	N	N	16277 10TH AVE NE
006	616390	0981	7/6/04	\$245,000	1180	0	6	1946	3	5002	N	N	17022 5TH AVE NE
006	730430	0230	12/9/04	\$270,000	1190	0	6	1947	3	8184	N	N	15542 6TH AVE NE
006	343250	1205	10/10/05	\$312,000	1200	0	6	1951	4	8100	N	N	16227 12TH AVE NE
006	730430	0935	8/24/04	\$260,000	1200	0	6	1947	3	8308	N	N	16033 10TH AVE NE
006	756870	0045	8/8/06	\$348,000	1220	720	6	1947	3	10140	N	N	15231 8TH AVE NE
006	730430	1430	3/2/06	\$280,000	1230	0	6	1947	4	9300	N	N	16269 6TH AVE NE
006	343250	1650	11/21/06	\$387,500	1250	860	6	1949	3	8100	N	N	15547 11TH AVE NE
006	663290	0250	8/31/06	\$300,000	1280	0	6	1943	3	17460	N	N	14840 12TH AVE NE
006	616390	1032	11/22/05	\$305,000	1290	0	6	1955	3	10988	N	N	527 NE 174TH ST
006	040810	0085	6/14/04	\$215,500	1310	0	6	1949	4	5900	N	N	16718 10TH AVE NE
006	730430	1175	6/16/05	\$279,000	1320	0	6	1947	4	8680	N	N	16036 6TH AVE NE
006	040810	0055	5/13/04	\$244,950	1350	0	6	1950	3	6960	N	N	16817 11TH AVE NE
006	092710	0390	12/21/06	\$350,000	1610	0	6	1949	3	8500	N	N	924 NE 174TH ST
006	040810	0060	8/14/06	\$280,000	700	0	7	1949	3	5900	N	N	16738 10TH AVE NE
006	670310	0010	8/23/05	\$250,000	910	0	7	1952	4	6758	N	N	910 NE 150TH ST
006	343250	0215	8/25/05	\$275,061	920	620	7	1955	4	6900	N	N	15853 15TH AVE NE
006	670250	0020	5/15/06	\$295,000	940	0	7	1952	3	6600	N	N	14818 8TH AVE NE
006	616390	1135	6/16/05	\$369,950	950	890	7	1987	3	10385	N	N	17028 8TH AVE NE
006	756870	0325	9/2/05	\$255,000	970	0	7	1949	3	7440	N	N	14833 6TH AVE NE
006	616390	1183	10/19/06	\$301,000	1000	0	7	1953	3	8040	N	N	909 NE 174TH ST
006	730430	1040	5/24/05	\$285,000	1010	0	7	1947	4	11050	N	N	16266 8TH AVE NE
006	730430	1056	5/26/04	\$270,000	1010	800	7	1947	4	8060	N	N	16273 9TH AVE NE
006	343250	0167	10/18/05	\$266,500	1020	0	7	1951	4	8000	N	N	1422 NE 158TH ST
006	254810	0040	3/23/04	\$259,950	1030	230	7	1952	3	7133	N	N	1256 NE 169TH ST
006	663290	0413	8/29/05	\$299,200	1040	0	7	1967	3	5647	N	N	15214 12TH AVE NE
006	254810	0135	2/27/06	\$277,000	1040	0	7	1952	3	8400	N	N	1238 NE 168TH ST
006	756870	0190	7/10/06	\$360,000	1060	140	7	1941	3	7440	N	N	15219 6TH AVE NE
006	756870	0340	6/14/05	\$301,500	1060	0	7	1948	3	7440	N	N	14815 6TH AVE NE
006	730430	0605	10/1/04	\$251,400	1060	0	7	1947	4	8184	N	N	15536 9TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	616390	1271	11/9/05	\$290,000	1070	0	7	1947	3	9750	N	N	17108 10TH AVE NE
006	670430	0110	2/15/05	\$270,000	1080	0	7	1952	3	8346	N	N	14610 9TH AVE NE
006	670430	0120	10/22/04	\$256,500	1080	0	7	1952	4	8370	N	N	14624 9TH AVE NE
006	756870	0410	3/14/05	\$299,300	1090	770	7	1972	3	7812	N	N	15108 5TH AVE NE
006	670430	0050	5/24/06	\$360,000	1100	750	7	1959	3	7497	N	N	921 NE 146TH ST
006	663290	0405	11/16/05	\$321,000	1100	320	7	1967	3	6289	N	N	15236 12TH AVE NE
006	714870	0065	11/16/05	\$283,862	1100	0	7	1952	3	8024	N	N	17030 13TH AVE NE
006	616390	1161	7/23/04	\$243,000	1100	0	7	1954	3	8760	N	N	17212 8TH AVE NE
006	663290	0230	10/29/04	\$252,000	1110	0	7	1963	3	9016	N	N	15028 12TH AVE NE
006	616390	1441	5/18/06	\$287,500	1120	0	7	1951	3	8712	N	N	17006 11TH AVE NE
006	756870	0260	7/2/04	\$274,000	1120	0	7	1939	4	7440	N	N	15404 5TH AVE NE
006	663290	0611	10/18/06	\$355,000	1130	0	7	1964	3	7800	N	N	15021 12TH AVE NE
006	663290	0551	12/12/05	\$358,000	1130	1150	7	1976	3	11851	N	N	15217 11TH AVE NE
006	616390	1833	3/8/05	\$249,200	1130	0	7	1946	3	9450	N	N	16706 5TH AVE NE
006	343250	0990	7/26/05	\$280,000	1140	780	7	1958	3	8100	N	N	15564 11TH AVE NE
006	343250	1114	8/23/04	\$275,000	1140	0	7	1961	4	8250	N	N	16034 11TH AVE NE
006	343250	1380	10/15/04	\$317,000	1150	590	7	1977	3	8100	N	N	16261 11TH AVE NE
006	343250	0410	3/22/04	\$235,000	1150	0	7	1946	4	13800	N	N	16270 14TH AVE NE
006	616390	1410	10/20/04	\$295,000	1160	460	7	1959	3	7540	N	N	17054 11TH AVE NE
006	663290	0631	6/3/05	\$359,000	1200	0	7	1955	3	8892	N	N	1105 NE 152ND ST
006	670310	0085	3/20/06	\$312,000	1200	0	7	1952	3	10464	N	N	901 NE 148TH ST
006	663290	0365	9/15/06	\$330,000	1200	0	7	1966	3	7246	N	N	15402 12TH AVE NE
006	670310	0070	10/13/06	\$305,000	1200	0	7	1952	3	9130	N	N	915 NE 148TH ST
006	670370	0060	8/22/05	\$300,000	1200	0	7	1952	3	6600	N	N	14609 9TH AVE NE
006	663290	0363	10/4/05	\$329,500	1200	0	7	1965	4	7215	N	N	1211 NE 155TH ST
006	670310	0140	6/3/05	\$295,000	1200	0	7	1952	4	6628	N	N	14810 9TH AVE NE
006	224150	0080	7/28/06	\$290,000	1200	420	7	1955	3	7140	N	N	831 NE 151ST ST
006	714870	0140	3/25/04	\$242,750	1200	0	7	1952	3	7378	N	N	17024 14TH AVE NE
006	254810	0191	7/31/06	\$350,000	1210	0	7	1950	3	8239	N	N	16923 12TH PL NE
006	756870	0175	2/3/05	\$254,950	1210	0	7	1949	3	7440	N	N	15243 6TH AVE NE
006	730430	0220	8/3/04	\$300,000	1220	0	7	1947	4	8184	N	N	15530 6TH AVE NE
006	254810	0230	6/4/04	\$247,900	1220	0	7	1950	4	8400	N	N	16815 12TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	0380	12/15/05	\$340,000	1230	800	7	1950	3	9240	N	N	16261 15TH AVE NE
006	343250	0545	5/26/04	\$299,950	1240	570	7	1988	3	7200	N	N	1227 NE 165TH ST
006	756870	0355	4/19/06	\$328,450	1260	0	7	1939	5	6324	N	N	14802 5TH AVE NE
006	616390	1930	7/12/04	\$265,000	1270	0	7	1949	3	9450	N	N	16567 8TH AVE NE
006	254810	0110	11/3/04	\$255,000	1270	0	7	1952	5	6994	N	N	16817 15TH AVE NE
006	756870	0130	1/27/06	\$350,000	1280	0	7	1952	3	7440	N	N	15268 6TH AVE NE
006	417950	0070	6/3/04	\$273,330	1280	0	7	1955	3	7200	N	N	839 NE 152ND ST
006	663290	0740	4/3/06	\$375,000	1300	520	7	1961	3	6808	N	N	14617 12TH AVE NE
006	730430	0463	5/23/06	\$413,000	1300	970	7	1997	3	5087	N	N	15814 8TH AVE NE
006	224150	0025	12/17/04	\$317,000	1310	0	7	1955	3	7200	N	N	824 NE 151ST ST
006	663290	0382	5/19/06	\$325,000	1310	0	7	1963	3	7754	N	N	15250 12TH AVE NE
006	663290	0710	7/18/05	\$321,000	1310	920	7	1959	3	7830	N	N	14503 12TH AVE NE
006	663290	0284	6/18/04	\$365,000	1310	860	7	1997	3	5850	N	N	1220 NE 148TH ST
006	670310	0135	7/13/06	\$360,000	1330	0	7	1952	3	6768	N	N	14804 9TH AVE NE
006	730430	0560	5/12/04	\$283,500	1330	0	7	1947	4	8308	N	N	15525 9TH AVE NE
006	616390	1215	5/2/06	\$399,950	1340	980	7	1999	3	6101	N	N	914 NE 172ND PL
006	756870	0685	7/14/06	\$314,280	1340	0	7	1955	3	7440	N	N	14562 6TH AVE NE
006	663290	0751	5/31/05	\$336,000	1350	0	7	1961	3	9700	N	N	1124 NE 147TH ST
006	670430	0025	6/30/04	\$275,000	1350	0	7	1959	4	7200	N	N	14612 9TH PL NE
006	663150	0010	5/19/05	\$275,000	1360	0	7	1960	3	7758	N	N	1054 NE 154TH ST
006	343250	0968	6/13/06	\$314,500	1410	0	7	1950	4	7020	N	N	15575 12TH AVE NE
006	224150	0095	9/28/06	\$367,500	1420	0	7	1955	3	7497	N	N	849 NE 151ST ST
006	663290	0539	3/2/04	\$309,950	1420	840	7	1978	3	15760	N	N	15233 11TH AVE NE
006	616390	1861	4/12/04	\$260,000	1420	0	7	1949	4	9450	N	N	16744 5TH AVE NE
006	670310	0015	7/26/04	\$225,000	1430	0	7	1952	3	6758	N	N	916 NE 150TH ST
006	633294	0020	4/27/06	\$409,990	1440	690	7	2000	3	8412	N	N	15450 10TH AVE NE
006	616390	1412	4/26/04	\$326,000	1440	1080	7	1935	4	9509	N	N	17055 12TH AVE NE
006	663290	0440	4/14/04	\$273,900	1450	0	7	1968	3	13455	N	N	15218 11TH AVE NE
006	343250	1510	5/20/05	\$282,000	1470	0	7	1951	3	8100	N	N	16007 11TH AVE NE
006	343250	1340	9/20/05	\$324,950	1480	0	7	1967	3	8100	N	N	16219 11TH AVE NE
006	616390	1353	6/22/04	\$228,000	1480	0	7	1954	3	8400	N	N	1014 NE 175TH ST
006	616390	1610	4/18/06	\$324,000	1500	0	7	1952	4	8990	N	N	16546 8TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	616390	1761	7/9/04	\$242,500	1500	0	7	1946	3	9387	N	N	16521 10TH AVE NE
006	343250	1085	7/3/06	\$351,400	1510	0	7	1948	4	8100	N	N	16001 12TH AVE NE
006	343250	1085	4/29/04	\$238,500	1510	0	7	1948	4	8100	N	N	16001 12TH AVE NE
006	254810	0180	6/16/06	\$330,000	1570	0	7	1952	3	7200	N	N	1249 NE 168TH ST
006	714870	0005	11/21/05	\$335,000	1600	0	7	1952	3	7616	N	N	17003 13TH AVE NE
006	082604	9064	2/17/06	\$340,000	1600	0	7	1944	5	10850	N	N	16758 10TH AVE NE
006	616390	1431	7/1/05	\$315,000	1620	500	7	1959	4	8384	N	N	17035 12TH AVE NE
006	756870	0285	1/15/04	\$275,000	1630	0	7	1947	4	7440	N	N	14879 6TH AVE NE
006	756870	0730	12/8/04	\$332,000	1640	440	7	1994	3	7440	N	N	14549 6TH AVE NE
006	670430	0045	7/18/05	\$375,000	1690	0	7	1959	5	7678	N	N	927 NE 146TH ST
006	343250	0015	7/1/04	\$249,950	1810	0	7	1963	3	6900	N	N	15511 15TH AVE NE
006	756870	0830	9/2/05	\$339,200	1820	0	7	1937	4	7440	N	N	14570 5TH AVE NE
006	756870	0100	3/15/04	\$262,000	1880	0	7	1992	3	7440	N	N	15230 6TH AVE NE
006	714870	0125	6/9/05	\$259,000	1890	0	7	1952	4	7616	N	N	17002 14TH AVE NE
006	616390	1050	1/18/06	\$320,000	1950	0	7	1947	4	11831	N	N	17207 8TH AVE NE
006	670370	0005	5/16/05	\$349,950	2010	0	7	1952	3	7150	N	N	900 NE 147TH ST
006	616390	0979	9/7/06	\$382,500	2050	0	7	1946	4	8580	N	N	17016 5TH AVE NE
006	343250	1390	7/15/05	\$322,500	2060	0	7	1953	4	8100	N	N	16267 11TH AVE NE
006	040810	0035	2/6/04	\$325,000	2080	0	7	2003	3	7800	N	N	16829 11TH AVE NE
006	730430	0755	6/5/06	\$312,000	2100	0	7	1948	3	8184	N	N	15517 10TH AVE NE
006	616390	1670	3/20/06	\$340,000	2260	0	7	1951	4	7560	N	N	815 NE 170TH ST
006	343250	0740	6/22/04	\$325,000	2300	150	7	1955	3	8280	N	N	15826 12TH AVE NE
006	663290	0607	9/2/04	\$335,000	1190	690	8	1986	3	4963	N	N	1116 NE 150TH CT
006	663290	0462	9/6/05	\$332,000	1210	620	8	1977	3	7372	N	N	1109 NE 153RD PL
006	064210	0005	8/20/04	\$369,000	1630	980	8	1956	3	12328	N	N	1121 NE 146TH ST
006	254810	0170	10/18/06	\$485,000	1770	0	8	1950	4	19600	N	N	1233 NE 168TH ST
006	343250	1213	8/13/04	\$313,250	1910	0	8	2003	3	9855	N	N	16239 12TH AVE NE
006	616390	1027	2/16/06	\$450,000	2040	0	8	1999	3	6264	N	N	515 NE 172ND CT
006	633294	0080	8/25/06	\$499,950	2320	940	8	2003	3	5522	N	N	1024 NE 153RD CT
006	616390	0987	9/14/05	\$477,500	2330	0	8	1997	3	6749	N	N	517 NE 170TH LN
006	616390	1831	12/30/05	\$434,000	2620	0	8	1992	3	9450	N	N	16710 5TH AVE NE
006	616390	0997	12/14/06	\$580,000	3450	440	8	1994	3	7207	N	N	516 NE 170TH LN

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	367050	0565	8/26/05	\$242,000	870	0	5	1942	3	8100	N	N	1739 NE 147TH ST
007	399690	0040	12/20/04	\$201,000	480	0	6	1948	4	9268	N	N	16046 28TH AVE NE
007	666890	0005	7/27/05	\$273,000	700	0	6	1949	5	5559	N	N	1557 NE 166TH ST
007	162604	9076	10/12/06	\$221,500	720	0	6	1953	3	10380	N	N	14730 23RD AVE NE
007	399690	0420	6/8/05	\$240,000	730	0	6	1948	3	7674	N	N	16335 27TH AVE NE
007	399690	0460	8/15/06	\$262,500	770	0	6	1948	3	8149	N	N	16304 26TH AVE NE
007	399690	0356	8/22/06	\$312,000	770	0	6	1948	3	8149	N	N	16046 26TH AVE NE
007	399690	0320	11/16/06	\$282,950	770	0	6	1948	3	8149	N	N	16035 27TH AVE NE
007	399690	0360	12/18/06	\$287,000	770	0	6	1948	3	8149	N	N	16040 26TH AVE NE
007	399750	0060	8/6/06	\$290,000	770	0	6	1948	3	8149	N	N	15852 26TH AVE NE
007	558990	0761	6/3/05	\$279,500	770	0	6	1943	3	6731	N	N	16805 16TH AVE NE
007	399690	0665	9/26/06	\$255,000	770	0	6	1948	3	7200	N	N	16322 25TH AVE NE
007	399570	0155	9/22/06	\$280,000	770	0	6	1948	4	8146	N	N	15552 26TH AVE NE
007	399690	0005	12/19/05	\$284,950	770	0	6	1948	4	9477	N	N	16004 28TH AVE NE
007	399630	0115	4/1/05	\$258,000	770	0	6	1948	4	8147	N	N	15846 28TH AVE NE
007	399690	0410	8/9/04	\$235,000	770	0	6	1948	4	8149	N	N	16323 27TH AVE NE
007	399750	0060	10/21/04	\$228,000	770	0	6	1948	3	8149	N	N	15852 26TH AVE NE
007	399750	0030	1/11/05	\$269,950	770	0	6	1948	5	8149	N	N	15835 27TH AVE NE
007	399690	0356	4/21/04	\$210,000	770	0	6	1948	3	8149	N	N	16046 26TH AVE NE
007	399570	0195	6/22/04	\$236,000	770	0	6	1948	5	8146	N	N	15523 27TH AVE NE
007	367050	0055	7/3/06	\$326,000	790	0	6	1940	4	8100	N	N	1540 NE 148TH ST
007	399630	0055	6/8/05	\$265,000	790	0	6	1950	4	8793	N	N	15805 28TH AVE NE
007	367050	0655	6/25/04	\$239,950	800	0	6	1947	3	8100	N	N	1727 NE 148TH ST
007	399690	0380	7/13/04	\$255,000	800	0	6	1948	4	8149	N	N	16016 26TH AVE NE
007	399570	0015	8/29/06	\$310,000	810	0	6	1948	5	8577	N	N	15504 25TH AVE NE
007	399750	0145	8/11/06	\$329,850	820	0	6	1948	3	8149	N	N	15853 26TH AVE NE
007	350010	0160	12/20/05	\$277,250	820	0	6	1939	3	8160	N	N	14533 27TH AVE NE
007	399690	0400	12/19/05	\$290,000	830	0	6	1948	4	8149	N	N	16311 27TH AVE NE
007	558990	0221	7/12/05	\$268,000	840	0	6	1946	4	9519	N	N	16901 22ND AVE NE
007	373890	0003	7/25/05	\$228,000	840	0	6	1948	3	8160	N	N	14505 22ND AVE NE
007	399690	0155	2/21/06	\$327,950	860	0	6	1948	5	8149	N	N	16035 28TH AVE NE
007	558990	0125	11/18/05	\$254,960	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	373890	0035	4/25/05	\$254,600	860	0	6	1948	3	8160	N	N	14541 22ND AVE NE
007	399690	0165	3/23/05	\$250,000	880	0	6	1948	3	8149	N	N	16047 28TH AVE NE
007	399570	0025	12/20/06	\$226,072	880	0	6	1948	3	8146	N	N	15516 25TH AVE NE
007	558930	0525	4/20/05	\$250,000	890	0	6	1942	4	9112	N	N	1875 NE 172ND ST
007	399690	0225	6/6/06	\$316,000	900	0	6	1948	4	8149	N	N	16322 27TH AVE NE
007	399570	0555	9/28/04	\$252,500	900	0	6	1947	3	8160	N	N	15005 27TH AVE NE
007	399570	0570	4/14/04	\$234,000	900	0	6	1947	3	8160	N	N	15021 27TH AVE NE
007	350010	0214	6/7/05	\$303,000	910	0	6	1947	5	8160	N	N	14527 26TH AVE NE
007	558930	0630	5/11/06	\$195,000	910	0	6	1945	2	8800	N	N	2225 NE 175TH ST
007	399690	0260	9/29/06	\$290,000	970	0	6	1948	3	8149	N	N	16040 27TH AVE NE
007	367050	0795	2/17/04	\$221,000	970	0	6	1942	4	8100	N	N	1740 NE 148TH ST
007	399750	0185	7/13/04	\$245,000	980	0	6	1948	4	8149	N	N	15822 25TH AVE NE
007	367050	0045	6/30/04	\$211,500	990	0	6	1948	3	8100	N	N	1522 NE 148TH ST
007	399570	0525	11/22/04	\$240,000	1000	0	6	1948	4	8160	N	N	15034 26TH AVE NE
007	558990	0060	11/24/04	\$213,000	1020	0	6	1927	4	9519	N	N	1618 NE 169TH ST
007	399570	0045	11/10/04	\$239,950	1060	0	6	1948	4	8146	N	N	15540 25TH AVE NE
007	399570	0290	3/26/04	\$265,000	1070	0	6	1948	3	8100	N	N	15335 27TH AVE NE
007	399750	0155	9/1/06	\$250,000	1090	0	6	1948	3	8352	N	N	15858 25TH AVE NE
007	399570	0120	12/10/04	\$264,000	1120	0	6	1948	4	8145	N	N	15510 26TH AVE NE
007	367050	0800	3/11/04	\$239,839	1140	0	6	1950	3	8100	N	N	1732 NE 148TH ST
007	399570	0105	8/26/04	\$257,000	1150	0	6	1948	4	8145	N	N	15511 27TH AVE NE
007	399690	0630	5/10/05	\$312,000	1160	0	6	1948	4	6900	N	N	2529 NE 165TH ST
007	399570	0360	4/18/05	\$305,000	1170	0	6	1948	5	8100	N	N	15304 25TH AVE NE
007	373890	0020	12/3/05	\$250,000	1180	0	6	1948	3	8160	N	N	14523 22ND AVE NE
007	350010	0133	6/14/05	\$245,000	1250	0	6	1950	4	9180	N	N	14508 27TH AVE NE
007	350010	0133	11/22/04	\$229,000	1250	0	6	1950	4	9180	N	N	14508 27TH AVE NE
007	399570	0390	7/12/04	\$265,000	1270	0	6	1948	4	8100	N	N	15335 26TH AVE NE
007	367050	0705	9/12/05	\$352,000	1340	0	6	1931	4	8100	N	N	1722 NE 147TH ST
007	373890	0015	9/25/06	\$340,500	1340	0	6	1948	4	8160	N	N	14517 22ND AVE NE
007	373890	0015	2/10/05	\$289,000	1340	0	6	1948	4	8160	N	N	14517 22ND AVE NE
007	373890	0015	3/31/04	\$249,950	1340	0	6	1948	4	8160	N	N	14517 22ND AVE NE
007	399750	0035	4/22/04	\$280,561	1360	0	6	1948	4	8149	N	N	15841 27TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	373890	0040	11/3/06	\$349,950	1390	0	6	1948	4	8160	N	N	14547 22ND AVE NE
007	399570	0305	3/24/04	\$235,000	1600	0	6	1948	3	8100	N	N	15353 26TH AVE NE
007	367050	0615	2/3/05	\$264,000	810	0	7	1949	4	8100	N	N	1726 NE 146TH ST
007	666890	0065	3/30/04	\$217,000	880	0	7	1949	3	5924	N	N	16504 15TH AVE NE
007	350010	0039	10/20/06	\$332,000	890	0	7	1947	3	8160	N	N	14751 27TH AVE NE
007	350010	0047	3/14/05	\$260,000	890	0	7	1947	3	8160	N	N	14745 27TH AVE NE
007	399690	0595	1/3/06	\$280,000	910	200	7	1948	3	12840	N	N	16315 25TH PL NE
007	399690	0045	10/25/04	\$231,000	1010	0	7	1948	4	9269	N	N	16052 28TH AVE NE
007	399630	0060	11/16/06	\$319,950	1020	0	7	1948	3	8146	N	N	15811 28TH AVE NE
007	666890	0120	3/31/05	\$295,000	1020	0	7	1951	4	8323	N	N	1535 NE 168TH ST
007	399690	0315	4/5/04	\$243,500	1030	0	7	1948	4	8149	N	N	16029 27TH AVE NE
007	797990	0810	9/6/05	\$305,000	1060	0	7	1952	3	7860	N	N	15514 32ND AVE NE
007	558930	0121	3/29/06	\$484,000	1080	990	7	1985	5	8099	N	N	1565 NE 172ND ST
007	797990	0815	6/25/04	\$263,500	1080	0	7	1952	4	7860	N	N	15520 32ND AVE NE
007	402410	1066	4/27/05	\$283,500	1090	1000	7	1929	4	5571	N	N	1849 NE 175TH ST
007	558930	0635	5/15/06	\$329,950	1100	0	7	1948	3	8800	N	N	2231 NE 175TH ST
007	558930	0455	3/9/06	\$300,000	1100	0	7	1942	3	10310	N	N	1810 NE 170TH ST
007	558990	0055	5/20/04	\$279,950	1110	810	7	1939	4	9519	N	N	1612 NE 169TH ST
007	367050	0560	3/8/04	\$233,000	1110	0	7	1943	4	8100	N	N	1735 NE 147TH ST
007	255830	0020	11/13/06	\$305,000	1120	0	7	1952	3	8200	N	N	14739 25TH AVE NE
007	156810	0069	9/21/04	\$255,000	1120	440	7	1977	3	7560	N	N	3126 NE 149TH ST
007	350010	0202	9/1/05	\$299,950	1140	0	7	1952	4	8160	N	N	14540 25TH AVE NE
007	558990	0145	6/1/04	\$340,000	1190	0	7	1948	4	9519	N	N	1517 NE 170TH ST
007	092604	9011	4/11/05	\$269,950	1200	0	7	1948	4	12078	N	N	16563 18TH AVE NE
007	402530	0050	8/31/04	\$261,000	1200	0	7	1948	4	10955	N	N	1800 NE 165TH ST
007	664930	0210	3/16/04	\$290,000	1220	1100	7	1962	3	8220	N	N	14537 30TH AVE NE
007	399630	0100	4/19/04	\$245,000	1220	0	7	1948	3	8148	N	N	15859 28TH AVE NE
007	402410	1175	10/1/06	\$353,500	1230	0	7	1952	4	14426	N	N	1546 NE 172ND ST
007	399630	0198	10/27/04	\$278,900	1240	0	7	1954	4	7500	N	N	15857 30TH AVE NE
007	558990	0185	5/12/06	\$305,000	1250	0	7	1948	3	9519	N	N	1851 NE 170TH ST
007	399690	0085	11/10/04	\$284,000	1250	0	7	1986	3	23294	N	N	16340 28TH PL NE
007	402410	1185	5/16/06	\$345,000	1280	0	7	1954	5	15300	N	N	1560 NE 172ND ST

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402530	0415	7/12/06	\$415,000	1300	900	7	1950	4	16758	N	N	16526 27TH AVE NE
007	367050	0720	8/9/04	\$272,500	1300	0	7	1958	3	8910	N	N	1702 NE 147TH ST
007	558990	0580	3/8/05	\$269,000	1300	0	7	1951	3	9519	N	N	2132 NE 168TH ST
007	399570	0505	12/7/05	\$341,000	1310	0	7	1948	5	8024	N	N	15058 26TH AVE NE
007	402410	1215	2/8/06	\$284,950	1340	0	7	1929	4	8849	N	N	1802 NE 172ND ST
007	350010	0017	6/15/05	\$285,000	1340	0	7	1950	4	8160	N	N	14737 26TH AVE NE
007	399690	0080	12/9/05	\$310,000	1350	0	7	1948	4	14777	N	N	16334 28TH AVE NE
007	666890	0115	11/16/04	\$289,000	1350	0	7	1947	4	13354	N	N	1541 NE 168TH ST
007	558990	0700	5/10/04	\$256,000	1370	0	7	1931	4	9046	N	N	1628 NE 168TH ST
007	399690	0185	11/8/04	\$240,000	1390	0	7	1948	4	8149	N	N	16311 28TH AVE NE
007	558990	0200	6/1/06	\$350,000	1440	0	7	1995	3	9519	N	N	1867 NE 170TH ST
007	399690	0030	7/28/04	\$298,000	1440	0	7	1948	4	9265	N	N	16034 28TH AVE NE
007	350010	0064	1/31/06	\$499,950	1450	980	7	2005	3	7642	N	N	2620 NE 147TH ST
007	350010	0066	2/6/06	\$499,950	1450	980	7	2005	3	9322	N	N	2626 NE 147TH ST
007	558930	0285	5/11/06	\$350,000	1450	0	7	1962	3	9458	N	N	1547 NE 171ST ST
007	558930	0285	3/29/04	\$247,500	1450	0	7	1962	3	9458	N	N	1547 NE 171ST ST
007	399690	0035	9/28/04	\$335,000	1460	0	7	1948	4	9266	N	N	16040 28TH AVE NE
007	402530	0405	11/21/06	\$390,100	1470	0	7	1954	3	18442	N	N	16538 27TH AVE NE
007	399570	0125	4/22/04	\$275,000	1470	0	7	1948	4	8146	N	N	15516 26TH AVE NE
007	797990	0745	7/13/04	\$282,000	1500	0	7	1953	4	10733	N	N	15520 30TH AVE NE
007	367050	0700	6/26/06	\$480,000	1510	1510	7	1929	5	8100	N	N	1728 NE 147TH ST
007	558990	0510	2/17/06	\$360,000	1510	0	7	1948	4	10836	N	N	16826 18TH AVE NE
007	399630	0040	7/5/06	\$345,000	1520	0	7	1948	3	8146	N	N	15816 27TH AVE NE
007	558930	0040	3/10/06	\$330,000	1530	0	7	1951	4	8868	N	N	1524 NE 171ST ST
007	558990	0210	1/8/04	\$255,100	1550	0	7	1951	4	9518	N	N	16921 22ND AVE NE
007	399570	0550	6/29/06	\$280,000	1560	0	7	1948	3	6960	N	N	15004 26TH AVE NE
007	402530	0425	11/19/04	\$245,000	1570	0	7	1947	3	17600	N	N	16500 27TH AVE NE
007	666890	0111	8/22/05	\$424,000	1610	0	7	1993	3	7052	N	N	16501 16TH AVE NE
007	558930	0690	9/5/06	\$360,000	1610	0	7	1955	3	9157	N	N	2221 NE 171ST ST
007	350010	0126	6/2/04	\$315,500	1650	550	7	1962	4	8580	N	N	14513 28TH AVE NE
007	399690	0550	1/4/06	\$354,000	1660	0	7	1948	5	8149	N	N	16016 25TH AVE NE
007	402530	0130	7/9/04	\$330,000	1720	0	7	1949	4	10688	N	N	16527 22ND AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	AGLA	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	558990	0520	10/25/06	\$500,000	1730	0	7	2001	3	9519	N	N	1823 NE 169TH ST
007	664930	0170	4/11/05	\$347,000	1730	530	7	1962	4	8220	N	N	14565 30TH AVE NE
007	373950	0070	11/17/04	\$380,000	1760	410	7	1951	4	12311	N	N	14722 20TH AVE NE
007	350010	0111	10/22/04	\$280,000	1810	0	7	1961	4	8160	N	N	14539 28TH AVE NE
007	558990	0305	3/31/04	\$272,570	1850	0	7	1939	4	9519	N	N	2223 NE 170TH ST
007	797990	0765	8/30/05	\$371,500	1910	0	7	1952	4	10981	N	N	15554 30TH AVE NE
007	797990	0705	5/24/06	\$389,950	1940	0	7	1954	3	10728	N	N	15545 32ND AVE NE
007	402410	1203	12/13/06	\$355,000	2010	0	7	1948	3	13500	N	N	1584 NE 172ND ST
007	402410	1203	5/11/05	\$288,000	2010	0	7	1948	3	13500	N	N	1584 NE 172ND ST
007	558990	0235	8/9/06	\$429,000	2060	0	7	1932	4	9519	N	N	1870 NE 169TH ST
007	402530	0190	4/1/04	\$265,000	2130	0	7	1946	4	10125	N	N	16543 23RD AVE NE
007	350010	0225	5/22/06	\$326,000	2160	0	7	1977	3	7200	N	N	2504 NE 145TH ST
007	402410	1186	4/7/04	\$260,000	2200	0	7	1953	3	7200	N	N	1562 NE 172ND ST
007	402530	0300	2/14/05	\$322,100	2220	0	7	1988	4	8100	N	N	16516 23RD AVE NE
007	367050	0685	1/21/05	\$349,500	2310	0	7	1995	3	8100	N	N	1742 NE 147TH ST
007	350010	0143	1/23/06	\$359,500	2360	0	7	1942	4	8432	N	N	14559 27TH AVE NE
007	402530	0095	9/25/06	\$425,000	2530	0	7	1948	3	13680	N	N	2101 NE 168TH ST
007	664930	0130	8/24/06	\$380,000	1290	740	8	1961	3	8580	N	N	14719 30TH AVE NE
007	558990	0140	5/23/05	\$307,950	1290	700	8	1960	3	9519	N	N	1523 NE 170TH ST
007	162604	9091	9/8/04	\$316,500	1320	690	8	1979	3	11245	N	N	14714 23RD AVE NE
007	350010	0079	8/19/04	\$340,000	1640	0	8	1982	3	8920	N	N	14745 28TH AVE NE
007	402410	1073	7/1/05	\$369,000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
007	558930	0695	7/19/05	\$399,000	1960	0	8	1947	3	13091	N	N	2233 NE 171ST ST
007	402410	1070	9/9/05	\$385,000	2330	0	8	1995	3	9748	N	N	1827 NE 175TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	092710	0338	9/24/2004	111405	DOR RATIO...
3	092710	0404	4/6/2006	468000	IMP COUNT
3	092710	0433	6/28/2006	135434	QUIT CLAIM DEED
3	092710	0442	12/9/2004	200000	NON-REPRESENTATIVE SALE
3	092710	0475	12/22/2006	295000	QUIT CLAIM DEED...
3	207150	0160	10/3/2005	420000	IMP. CHAR. CHANGED SINCE SALE
3	225000	0100	12/28/2004	285000	NO MARKET EXPOSURE
3	255530	0040	6/18/2004	192500	BANKRUPTCY - RECEIVER OR TRUSTEE...
3	255590	0020	6/21/2004	269950	IMP. CHAR. CHANGED SINCE SALE
3	255590	0255	7/18/2005	240000	DIAGNOSTIC OUTLIER
3	255590	0295	5/27/2005	270000	IMP. CHAR. CHANGED SINCE SALE
3	255590	0301	2/9/2004	305000	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	255650	0050	11/15/2006	500000	NON-REPRESENTATIVE SALE
3	397170	1380	4/15/2004	227000	DIAGNOSTIC OUTLIER
3	397170	1450	10/17/2005	289000	IMP. CHAR. CHANGED SINCE SALE
3	397170	1730	7/28/2004	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	397170	1975	10/26/2004	171000	IMP. CHAR. CHANGED SINCE SALE
3	397230	0145	3/25/2005	210000	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	397230	0175	3/23/2005	191000	PREVIMP<=25K...
3	397230	0192	10/27/2004	56577	DOR RATIO...
3	397290	0080	8/26/2005	349950	DIAGNOSTIC OUTLIER
3	397290	0135	5/12/2005	235000	ESTATE ADM., GUARDIAN, OR EXECUTOR...
3	397290	0200	3/25/2005	231950	PREVIMP<=25K
3	397290	0230	6/10/2004	215000	DIAGNOSTIC OUTLIER
3	397290	0274	8/19/2004	180000	BANKRUPTCY - RECEIVER OR TRUSTEE...
3	397290	0274	8/20/2004	77510	DOR RATIO...
3	402410	0004	2/24/2004	98111	DOR RATIO...
3	402410	0025	4/10/2006	455000	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	402410	0095	7/15/2005	210000	IMP. CHAR. CHANGED SINCE SALE
3	402410	0804	4/29/2006	320000	ESTATE ADM., GUARDIAN, OR EXECUTOR...
3	402410	0985	7/11/2005	292150	IMP. CHAR. CHANGED SINCE SALE
3	402410	1270	3/28/2006	540000	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	402410	1385	1/4/2005	160000	DOR RATIO
3	402410	1395	7/13/2006	531602	NON-REPRESENTATIVE SALE
3	402410	1632	8/17/2005	255000	DIAGNOSTIC OUTLIER
3	402410	1636	7/28/2006	285000	PREVIMP<=25K
3	402470	0102	7/6/2006	334500	NON-REPRESENTATIVE SALE
3	402470	0105	12/12/2006	329950	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	613630	0005	8/19/2005	75200	ACTIVE PERMIT BEFORE SALE>25K...
3	613630	0005	8/19/2005	75200	ACTIVE PERMIT BEFORE SALE>25K...
3	613690	0005	12/7/2004	320000	IMP. CHAR. CHANGED SINCE SALE
3	616390	0210	2/24/2005	56000	DOR RATIO...
3	616390	0212	9/29/2005	256000	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	616390	0360	12/20/2004	222500	IMP. CHAR. CHANGED SINCE SALE
3	616390	0660	5/30/2006	326200	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	616390	0851	11/1/2005	88049	DOR RATIO...
3	616390	0900	12/23/2005	359950	TEAR DOWN
3	616390	0920	6/24/2005	230000	DIAGNOSTIC OUTLIER
3	616390	0950	9/20/2004	200000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	616390	0974	10/18/2006	302000	ESTATE ADM., GUARDIAN, OR EXECUTOR
3	858330	0005	6/5/2006	313000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	866590	1000	7/13/2006	625000	NON-REPRESENTATIVE SALE
5	010010	0015	7/5/2005	125000	DOR RATIO...
5	052604	9024	9/20/2004	200000	DIAGNOSTIC OUTLIER
5	052604	9050	12/9/2005	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	052604	9063	8/11/2004	350000	OBSOL
5	092710	0015	10/10/2005	244500	IMP. CHAR. CHANGED SINCE SALE
5	092710	0194	3/18/2004	352000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	092710	0199	8/30/2004	94799	DOR RATIO...
5	092710	0199	9/1/2004	92000	DOR RATIO...
5	092800	0070	9/7/2005	135381	DOR RATIO...
5	111510	0121	3/15/2004	55350	DOR RATIO...
5	111510	0135	2/18/2004	252000	IMP. CHAR. CHANGED SINCE SALE
5	182970	0030	2/6/2006	305000	ESTATE ADM., GUARDIAN, OR EXECUTOR
5	211150	0080	7/13/2005	353000	NO MARKET EXPOSURE...
5	211160	0095	9/15/2005	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	263450	0050	9/15/2004	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	263690	0025	3/25/2005	72858	DOR RATIO...
5	263690	0066	6/9/2006	432000	UNFIN AREA
5	263690	0145	8/31/2004	215000	PREVIMP<=25K
5	263690	0146	10/10/2006	408000	SEGREGATION AND/OR MERGER
5	263690	0146	3/1/2005	280000	SEGREGATION AND/OR MERGER
5	269720	0060	3/14/2005	297000	IMP. CHAR. CHANGED SINCE SALE
5	288170	0225	10/14/2004	270000	IMP. CHAR. CHANGED SINCE SALE..
5	288170	0260	6/22/2006	289000	UNFIN AREA
5	288170	0300	4/9/2004	217000	IMP. CHAR. CHANGED SINCE SALE
5	288170	0421	8/28/2006	463000	NON-REPRESENTATIVE SALE
5	323510	0105	12/9/2005	469950	NO MARKET EXPOSURE
5	323510	0244	7/29/2005	230000	QUIT CLAIM DEED
5	378210	0055	6/23/2005	184000	ESTATE ADM., GUARDIAN, OR EXECUTOR
5	378270	0090	5/3/2004	75000	DOR RATIO...
5	378270	0090	11/15/2004	245000	IMP. CHAR. CHANGED SINCE SALE
5	397170	0515	7/29/2004	252850	IMP. CHAR. CHANGED SINCE SALE
5	397170	0611	9/19/2006	379950	DIAGNOSTIC OUTLIER
5	397170	0631	4/1/2004	265000	DIAGNOSTIC OUTLIER
5	397170	0990	1/9/2006	55632	DOR RATIO...
5	397170	1035	2/19/2004	204000	DIAGNOSTIC OUTLIER
5	397170	1125	11/13/2006	250000	REPRESENTATION
5	397230	0040	5/11/2005	325000	IMP COUNT
5	397230	0080	1/21/2004	173617	GOVERNMENT AGENCY...
5	398530	0145	2/2/2005	255000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	398530	0145	11/1/2004	240819	BANKRUPTCY - RECEIVER OR TRUSTEE
5	402290	0873	6/5/2006	6776	DOR RATIO...
5	402290	0951	8/17/2006	250000	PREVIMP<=25K...
5	566210	0135	4/15/2004	224900	IMP. CHAR. CHANGED SINCE SALE
5	572750	0110	5/20/2004	178300	IMP. CHAR. CHANGED SINCE SALE
5	572750	0110	11/21/2004	165371	NO MARKET EXPOSURE...
5	572750	0147	6/7/2004	275000	IMP. CHAR. CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	572750	0157	11/11/2006	365000	NON-REPRESENTATIVE SALE
5	572750	0166	7/7/2005	539500	SEGREGATION AND/OR MERGER
5	615940	0085	8/6/2004	95000	DOR RATIO...
5	616390	0042	11/11/2004	211000	IMP. CHAR. CHANGED SINCE SALE
5	616390	0071	2/6/2004	245000	DIAGNOSTIC OUTLIER
5	616390	0121	8/9/2005	98267	DOR RATIO...
5	730130	0140	4/20/2005	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	730130	0165	6/6/2005	239300	IMP. CHAR. CHANGED SINCE SALE
5	730130	0290	5/2/2005	260000	IMP. CHAR. CHANGED SINCE SALE
5	730530	0300	6/10/2004	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	730530	0380	5/17/2004	194000	GOVERNMENT AGENCY...
5	730530	0435	4/5/2006	56111	DOR RATIO...
5	730530	0470	8/16/2004	258000	IMP. CHAR. CHANGED SINCE SALE
5	730530	0580	4/5/2004	70000	DOR RATIO...
5	730530	0640	11/21/2005	245000	IMP. CHAR. CHANGED SINCE SALE
5	730590	0015	9/28/2005	240600	BANKRUPTCY - RECEIVER OR TRUSTEE
5	730590	0035	9/2/2004	218000	IMP. CHAR. CHANGED SINCE SALE
5	741710	0020	5/25/2005	25000	DOR RATIO...
5	741710	0020	8/3/2005	220000	DOR RATIO...
5	741770	0172	7/28/2005	169110	IMP. CHAR. CHANGED SINCE SALE
5	741770	0660	5/24/2005	250000	DOR RATIO...
5	742310	0030	2/16/2005	225000	DIAGNOSTIC OUTLIER
5	777240	0110	10/5/2005	380000	IMP. CHAR. CHANGED SINCE SALE
5	777240	0110	9/30/2004	316000	IMP. CHAR. CHANGED SINCE SALE
5	802290	0030	7/30/2004	280000	IMP. CHAR. CHANGED SINCE SALE
5	923590	0015	5/5/2004	246000	IMP. CHAR. CHANGED SINCE SALE
5	923590	0045	3/1/2006	310000	UNFIN AREA
5	923590	0045	8/16/2005	206000	UNFIN AREA...
6	040810	0045	4/2/2004	216000	NO MARKET EXPOSURE
6	040810	0095	6/27/2005	225000	NON-REPRESENTATIVE SALE
6	040810	0150	4/20/2004	68232	DOR RATIO...
6	040810	0150	2/3/2004	135000	NON-REPRESENTATIVE SALE...
6	092710	0380	6/9/2005	142530	DOR RATIO...
6	224150	0030	9/14/2004	246000	ESTATE ADM., GUARDIAN, OR EXECUTOR
6	224150	0040	10/26/2004	245000	NON-REPRESENTATIVE SALE
6	254810	0090	1/21/2004	123145	DOR RATIO...
6	254810	0110	6/30/2004	167500	NON-REPRESENTATIVE SALE
6	254810	0155	6/7/2004	375000	DIAGNOSTIC OUTLIER
6	254810	0155	12/20/2006	216783	QUESTIONABLE PER APPRAISAL...
6	254810	0170	3/31/2004	315000	IMP. CHAR. CHANGED SINCE SALE
6	254810	0210	3/15/2004	98500	DOR RATIO...
6	343250	0130	8/28/2005	271000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	343250	0210	11/11/2005	258950	NON-REPRESENTATIVE SALE
6	343250	0475	10/23/2006	325000	NON-REPRESENTATIVE SALE
6	343250	0833	8/4/2006	355000	NON-REPRESENTATIVE SALE
6	343250	0855	6/20/2005	228000	NON-REPRESENTATIVE SALE
6	343250	0895	4/18/2006	295000	ESTATE ADM., GUARDIAN, OR EXECUTOR
6	343250	0940	12/1/2004	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	343250	0969	10/3/2005	247000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	343250	1035	7/30/2004	195000	DIAGNOSTIC OUTLIER
6	343250	1290	4/14/2005	165000	NO MARKET EXPOSURE...
6	343250	1365	11/18/2004	136300	NO MARKET EXPOSURE...
6	343250	1475	4/13/2004	285000	NO MARKET EXPOSURE...
6	343250	1620	1/11/2005	209211	NON-REPRESENTATIVE SALE...
6	616390	1091	3/8/2005	315000	DIAGNOSTIC OUTLIER
6	616390	1100	3/10/2004	238500	IMP. CHAR. CHANGED SINCE SALE
6	616390	1100	10/28/2005	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	616390	1163	8/24/2004	310000	IMP. CHAR. CHANGED SINCE SALE
6	616390	1211	9/2/2005	237000	GOVERNMENT AGENCY...
6	616390	1301	7/29/2005	300000	STATEMENT TO DOR
6	616390	1310	1/28/2004	297950	IMP. CHAR. CHANGED SINCE SALE
6	616390	1332	5/21/2004	198500	NON-REPRESENTATIVE SALE
6	616390	1340	12/6/2004	188000	NON-REPRESENTATIVE SALE
6	616390	1351	10/5/2004	273000	NO MARKET EXPOSURE...
6	616390	1352	6/17/2004	126000	DOR RATIO...
6	616390	1380	3/5/2004	20000	DOR RATIO
6	616390	1943	12/28/2005	267500	OBSOL
6	663150	0060	2/14/2005	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	663290	0083	6/16/2004	185400	NO MARKET EXPOSURE...
6	663290	0091	6/19/2006	470000	NON-REPRESENTATIVE SALE
6	663290	0361	12/21/2004	225000	IMP. CHAR. CHANGED SINCE SALE
6	663290	0364	4/25/2005	325000	IMP. CHAR. CHANGED SINCE SALE
6	663290	0421	4/26/2004	180000	ESTATE ADM., GUARDIAN, OR EXECUTOR...
6	663290	0450	2/4/2005	340000	PREVIMP<=25K...
6	663290	0461	10/3/2005	235000	NO MARKET EXPOSURE...
6	663290	0590	5/25/2004	195000	DIAGNOSTIC OUTLIER
6	663290	0605	7/16/2005	110557	DOR RATIO...
6	663290	0751	5/13/2005	336000	RELOCATION - SALE TO SERVICE
6	670370	0050	2/8/2006	289000	ESTATE ADM., GUARDIAN, OR EXECUTOR
6	670430	0055	2/7/2005	151413	DOR RATIO...
6	670430	0070	6/6/2006	113250	DOR RATIO...
6	670430	0070	3/15/2004	232500	TENANT; NON-REPRESENTATIVE SALE
6	714870	0045	1/22/2006	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	0131	2/12/2004	40000	DOR RATIO...
6	730430	0131	11/8/2006	258000	IMP COUNT
6	730430	0220	6/10/2004	237000	NO MARKET EXPOSURE
6	730430	0306	1/14/2005	295000	IMP COUNT...
6	730430	0439	8/16/2005	410000	IMP. CHAR. CHANGED SINCE SALE
6	730430	0483	9/29/2004	95000	DOR RATIO...
6	730430	0580	6/21/2004	94291	DOR RATIO...
6	730430	0865	1/28/2004	185000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	0895	1/12/2005	248000	GOVERNMENT AGENCY...
6	730430	0925	8/22/2005	226400	NO MARKET EXPOSURE...
6	730430	1030	8/30/2005	94000	DOR RATIO...
6	730430	1195	3/23/2006	100000	DOR RATIO...
6	756870	0110	8/5/2004	71044	DOR RATIO...
6	756870	0465	8/19/2004	268000	NO MARKET EXPOSURE...
6	756870	0540	4/9/2004	191000	ESTATE ADM., GUARDIAN, OR EXECUTOR...

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	756870	0555	3/22/2004	205000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	756870	0620	9/8/2005	207000	DOR RATIO...
6	756870	0620	9/8/2005	207000	DOR RATIO...
6	756870	0795	2/26/2004	235500	DIAGNOSTIC OUTLIER
6	756870	0820	8/15/2005	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	156810	0015	12/10/2004	150000	DOR RATIO...
7	156810	0020	2/18/2004	175000	IMP. CHAR. CHANGED SINCE SALE
7	162604	9064	4/20/2006	235000	QUIT CLAIM DEED
7	162604	9064	10/3/2005	470000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	350010	0018	1/26/2006	236000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
7	350010	0076	10/22/2005	287000	NO MARKET EXPOSURE
7	350010	0085	8/3/2006	430000	ESTATE ADM., GUARDIAN, OR EXECUTOR
7	350010	0102	4/21/2005	200000	NO MARKET EXPOSURE...
7	350010	0131	6/16/2004	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	367050	0075	9/21/2006	118521	DOR RATIO...
7	367050	0155	12/26/2005	85000	DOR RATIO...
7	367050	0160	12/21/2005	77496	DOR RATIO...
7	367050	0160	5/15/2006	92500	DOR RATIO...
7	367050	0165	3/10/2004	244500	IMP. CHAR. CHANGED SINCE SALE
7	367050	0305	10/26/2004	225000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	367050	0625	12/6/2005	325000	IMP COUNT
7	367050	0635	12/28/2004	181000	IMP. CHAR. CHANGED SINCE SALE..
7	367050	0650	7/28/2006	337000	IMP COUNT
7	367050	0690	2/26/2004	160000	IMP COUNT
7	367050	0715	1/5/2005	158888	PREVIMP<=25K
7	367050	0745	7/31/2006	500000	NON-REPRESENTATIVE SALE
7	373890	0015	12/30/2004	289000	RELOCATION - SALE TO SERVICE
7	373890	0135	11/16/2004	215000	NO MARKET EXPOSURE
7	373890	0135	10/5/2004	180000	NO MARKET EXPOSURE
7	373890	0170	11/16/2004	285000	UNFIN AREA
7	373950	0050	8/1/2006	129643	DOR RATIO...
7	399570	0015	2/20/2004	163242	BANKRUPTCY - RECEIVER OR TRUSTEE...
7	399570	0070	12/10/2004	190000	IMP. CHAR. CHANGED SINCE SALE
7	399570	0265	7/7/2005	340000	IMP COUNT
7	399630	0055	10/13/2004	150000	NON-REPRESENTATIVE SALE
7	399630	0198	4/6/2004	173000	IMP. CHAR. CHANGED SINCE SALE..
7	399690	0035	5/4/2004	205000	IMP. CHAR. CHANGED SINCE SALE..
7	399690	0155	3/25/2005	178000	ESTATE ADM., GUARDIAN, OR EXECUTOR...
7	399690	0195	2/23/2004	202500	DIAGNOSTIC OUTLIER
7	399690	0260	9/29/2006	142652	QUIT CLAIM DEED...
7	399690	0395	10/27/2006	365000	NON-REPRESENTATIVE SALE
7	399690	0460	5/1/2006	227700	IMP. CHAR. CHANGED SINCE SALE
7	399690	0500	8/19/2004	92000	DOR RATIO...
7	399690	0595	10/17/2006	404000	NON-REPRESENTATIVE SALE
7	399750	0030	4/14/2004	155000	IMP. CHAR. CHANGED SINCE SALE..
7	399750	0045	6/3/2005	297000	NO MARKET EXPOSURE
7	399750	0105	3/20/2004	239000	NO MARKET EXPOSURE
7	399750	0120	6/15/2005	265000	LEASE OR LEASE-HOLD
7	399750	0135	11/28/2006	310000	STATEMENT TO DOR

**Improved Sales Removed from this Annual Update Analysis
Area 3**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	399750	0200	3/10/2005	275000	NO MARKET EXPOSURE...
7	402410	1067	10/27/2005	307000	NO MARKET EXPOSURE
7	402410	1070	5/18/2005	138798	DOR RATIO...
7	402410	1080	1/26/2005	260000	NO MARKET EXPOSURE
7	402410	1080	11/21/2006	287500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	402410	1215	10/10/2005	220000	IMP. CHAR. CHANGED SINCE SALE
7	402530	0170	11/24/2006	315000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	402530	0190	2/4/2004	274500	RELOCATION - SALE TO SERVICE
7	402530	0195	1/18/2006	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	402530	0225	2/2/2006	236000	ESTATE ADM., GUARDIAN, OR EXECUTOR
7	402530	0285	8/3/2006	298500	ESTATE ADM., GUARDIAN, OR EXECUTOR
7	402530	0310	7/8/2005	300000	NO MARKET EXPOSURE
7	402530	0395	1/16/2004	374950	NO MARKET EXPOSURE
7	558930	0121	2/18/2005	200000	DOR RATIO...
7	558930	0460	11/14/2004	230000	ESTATE ADM., GUARDIAN, OR EXECUTOR...
7	558930	0520	12/8/2004	185000	OBSOL...
7	558930	0595	4/21/2004	207500	NO MARKET EXPOSURE...
7	558930	0630	11/7/2006	588000	ACTIVE PERMIT BEFORE SALE>25K
7	558930	0630	1/25/2006	120000	ESTATE ADM., GUARDIAN, OR EXECUTOR
7	558930	0660	6/15/2005	183000	DOR RATIO...
7	558990	0285	2/9/2004	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	558990	0310	11/28/2005	350000	NO MARKET EXPOSURE
7	558990	0340	12/1/2005	385000	NO MARKET EXPOSURE...
7	558990	0540	8/9/2005	165000	DOR RATIO...
7	558990	0560	4/20/2005	279950	ESTATE ADM., GUARDIAN, OR EXECUTOR...
7	664930	0060	7/29/2005	362000	IMP. CHAR. CHANGED SINCE SALE
7	666890	0130	9/6/2006	400000	IMP COUNT
7	666890	0155	3/16/2005	229000	NO MARKET EXPOSURE
7	797990	0680	10/13/2005	326500	UNFIN AREA
7	797990	0815	6/26/2006	129454	DOR RATIO...



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr